

Viviers - ARDECHE - Villa with 2 bedrooms, mezzanine, bathroom, swimming pool, poolhouse and adjoining land

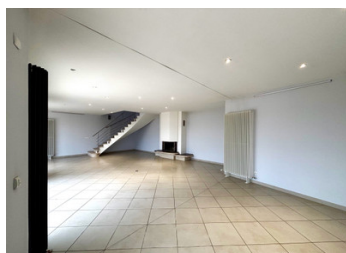


INFORMATION

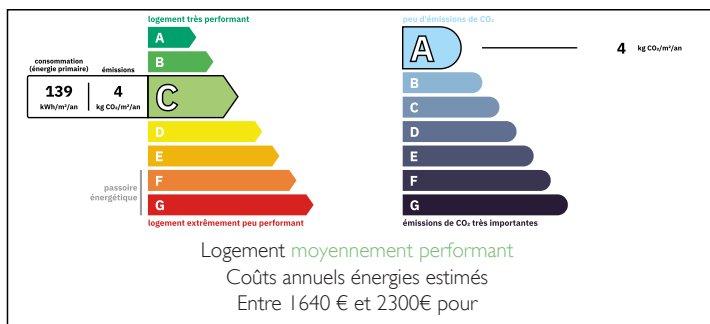
Town:	Viviers
Department:	Ardèche
Bed:	2
Bath:	2
Floor:	206 m2
Plot Size:	14395 m2

IN BRIEF

Large light-filled villa with exceptional views with pool and independent studio in a very quiet area

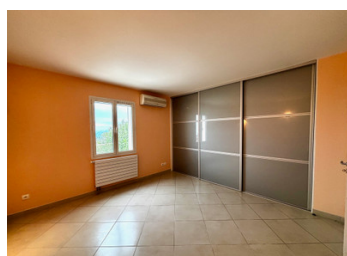


ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

On the hills of Viviers, this villa offers breathtaking views over the Rhone valley.

This very spacious villa offers a very bright living space (77 m²) with large windows and a very large kitchen (21 m²) equipped with all comforts. Both the living space and the kitchen offer direct access to the terrace. An elegant staircase in the living space gives access to a large mezzanine (43 m²). This could be converted into an extra bedroom with bathroom.

Furthermore, the ground floor offers 2 bedrooms (13 m² and 17 m²) and a bathroom. The bedrooms have built-in wardrobes. The bathroom is equipped with bath and shower.

On a lower level is the swimming pool and pool house. The pool house is equipped with a kitchen and sanitary facilities and can therefore easily be converted into a studio/gite. The entire house is equipped with reversible air conditioning.

A garage and carport provide the necessary storage space. Finally, the large garden offers the opportunity to completely unwind.

LOCAL TAXES

Taxe foncière: 2894 EUR

Taxe habitation: EUR

NOTES

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>