

Fully renovated 3bed village house with 2 terraces in charming village close to the Pont du Gard.

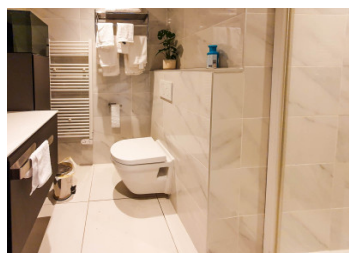


## INFORMATION

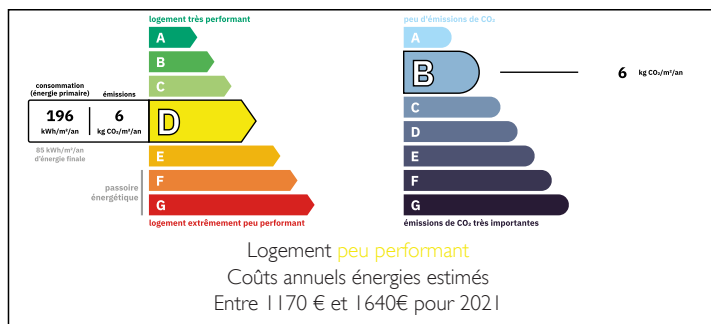
Town:	Castillon-du-Gard
Department:	Gard
Bed:	3
Bath:	1
Floor:	77 m2
Plot Size:	113 m2

## IN BRIEF

It is situated in nice village with bakery and restaurants near historical Pont du Gard, 15 km from Uzès and 25 km from Avignon or 30 km from Nîmes with connections to the airports & TGV stations.



## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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

Ground floor:

open-plan living room with modern, high-quality fitted kitchen,  
utility room with wc,  
entrance terrace.

First floor:

3 bedrooms including 1 small one for  
for children,  
shower room with walk-in shower,  
terrace.

In terms of comfort, this pretty house is equipped with

a heat pump with reversible air conditioning  
and electric inertia radiators.

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

## LOCAL TAXES

Taxe foncière: 723 EUR

Taxe habitation: EUR

## NOTES