

Saint-Ambroix - GARD - Single-storey house with living room, 4 bedrooms, 3 bathrooms, pool, garden and land

EXCLUSIVE

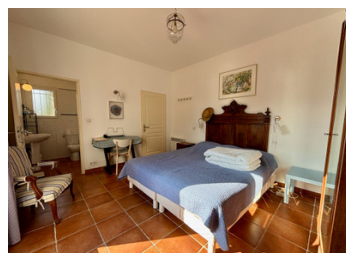


## INFORMATION

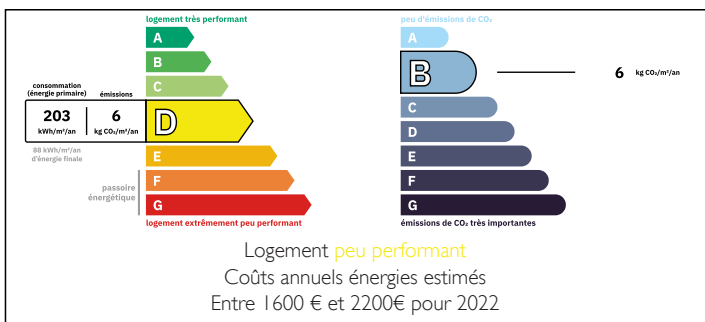
Town:	Saint-Ambroix
Department:	Gard
Bed:	4
Bath:	3
Floor:	101.86 m2
Plot Size:	2534 m2

## IN BRIEF

Large single-storey house with 4 bedrooms, 3 bathrooms and open-plan living space. The property is located in a very quiet area with breathtaking views. A large south-facing terrace and swimming pool make this property ideal as a holiday home.



## 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

This recent villa has wide views over the medieval town of Saint-Ambroix. This single-storey house features a spacious living area with an open-plan kitchen. Large windows make it very bright. Furthermore, the house has 4 bedrooms and 3 bathrooms. 1 of the bedrooms and annex bathroom is wheelchair accessible. A large south-facing terrace overlooks the swimming pool. Part of the property is fully fenced. An area next to the house of +1200 m<sup>2</sup> is part of the property (thus also for sale) and is buildable. (permit already in place).

The property is currently rented out during the summer season.

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES