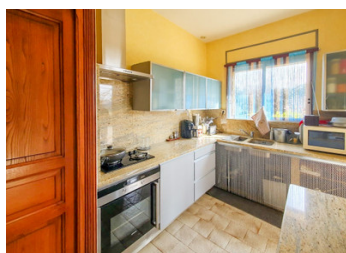


Single storey villa with pool, garage and guest studio in charming village near Pont du Gard.



## INFORMATION

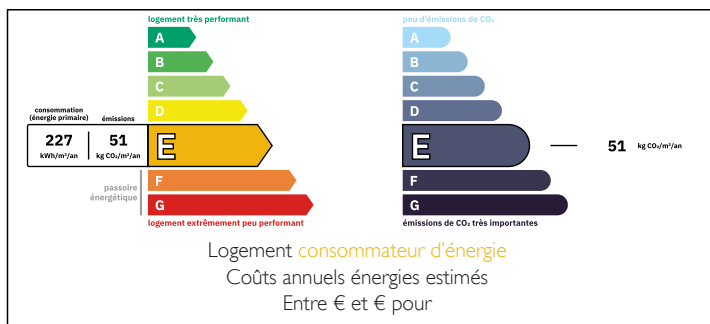
Town:	Vers-Pont-du-Gard
Department:	Gard
Bed:	4
Bath:	2
Floor:	173 m2
Plot Size:	2267 m2



## IN BRIEF

Located in a charming Provençal village, this beautiful character home combines traditional charm with modern comfort. Nestled on a 2267 m<sup>2</sup> landscaped plot, it offers complete privacy with a 13x6m pool and an adjoining 50 m<sup>2</sup> studio. Just a short walk from local shops (bakery, pharmacy, bar, restaurants) and less than 10 minutes drive from the A9 motorway, the property enjoys a prime location: 15 km from Uzès and 25 km from Avignon or 30 km from Nîmes with connections to the airports & TGV stations. Less than an hour from the sea. Enjoy an exceptional environment close to the Gardon Gorges Natural Park and the famous Pont du Gard.

## 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.



## LOCAL TAXES

**Taxe foncière:** 1800 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

The house offers:

- Living Room: Spacious (48 m<sup>2</sup>) and bright with a fireplace insert and large sliding glass doors opening onto the pool and garden
- Kitchen: Fully equipped with a practical pantry
- 3 bedrooms. with a built-in closet, including one with an en-suite shower room 14m<sup>2</sup>, 12m<sup>2</sup> and 10m<sup>2</sup>
- Laundry Room: Functional and well-organized
- Bathroom with bath

Guest Studio: 50 m<sup>2</sup> with a mezzanine, perfect for guests or rental income

Outdoor Space: 13x6m pool, landscaped garden, private and not overlooked.

Outbuildings: Garage, private well, large carport

Additional Features & Benefits:

Central heating

Quiet and residential area

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