

Charming Renovated Village House with Pool.



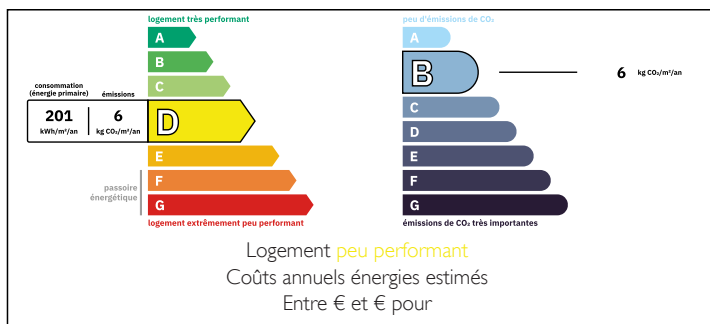
INFORMATION

Town:	Cruviers-Lascours
Department:	Gard
Bed:	5
Bath:	2
Floor:	215 m2
Plot Size:	303 m2

IN BRIEF

Just 25 minutes from Uzès and Nîmes (with TGV station and airport), this magnificent fully renovated village house combines charm and modern comfort. Nestled in an authentic setting, it offers a peaceful environment while remaining close to local amenities, Provençal markets, and historic sites of the region.

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 house offers: on the ground floor:

- Large entrance leading to a covered and adaptable terrace
- Spacious, light-filled living room
- Semi-open, fully equipped kitchen
- Automatic-gated garage
- Separate WC

First Floor:

- Cozy second lounge
- Office, perfect for remote work or reading

Second Floor:

- Four comfortable bedrooms
- Modern bathroom with shower
- Practical laundry room

Outdoor Area:

303 m² landscaped garden

9x2.5 meter swimming pool, ideal for cooling off

Features & Comfort

High-quality renovation with premium materials

Optimized spaces for daily comfort

Secure garage with automatic gate

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

LOCAL TAXES

Taxe foncière: 731 EUR

Taxe habitation: EUR

NOTES