

160 M VILLA INCLUDING 20 m OF DEPENDENCE (STUDIO) RESIDENTIAL AREA WITH VIEW



INFORMATION

Town:	Villeneuve-lès-Avignon
Department:	Gard
Bed:	3
Bath:	2
Floor:	160 m2
Plot Size:	1592 m2

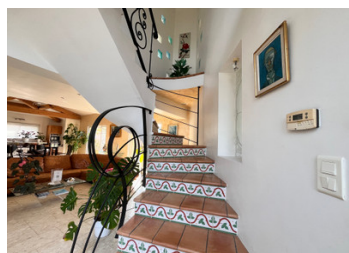
IN BRIEF

Located in a private, secure residence, this superb architect-designed villa offers 138 m2 of living space on two levels, with exceptional views of the Ventoux.

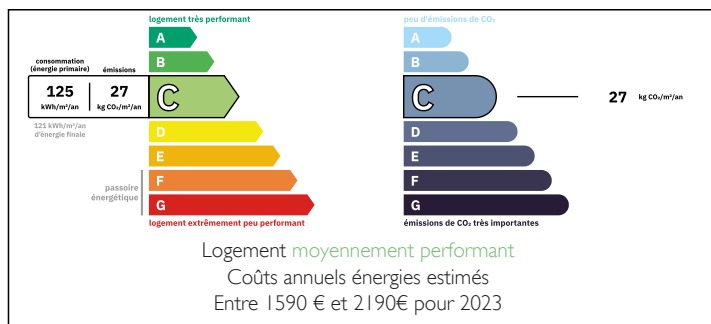
On the first floor, a well-appointed, fully-equipped open-plan kitchen opens onto a vast 60 m2 living room, bathed in natural light. There's also a bedroom, bathroom and separate toilet.

The first floor features two large bedrooms opening onto balconies, a shower room, WC and office space.

With its 360-degree view, the 1592 m2 garden features a swimming pool, a garden and a 20 m2 independent studio.



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

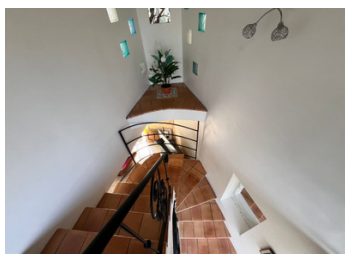
GAS : heating

Property tax : 4000 €

Exposure : ouest

Year of construction : 2002

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



LOCAL TAXES

Taxe foncière: 4000 EUR

Taxe habitation: EUR

NOTES