

Rochefort-du-Gard – Charming Renovated 95 m Single-Storey Home on a 386 m Plot

EXCLUSIVE



INFORMATION

Town:	Rochefort-du-Gard
Department:	Gard
Bed:	2
Bath:	1
Floor:	95 m ²
Plot Size:	386 m ²

IN BRIEF

This renovated 95 m² single-storey home, set on a enclosed 386 m² plot, is ideally located in a quiet neighborhood. Semi-detached on one side and with no overlooking neighbors, it offers a comfortable and welcoming living environment.

It features a spacious and bright living/dining room opening onto a lovely terrace and garden with a built-in barbecue, a modern and highly functional fitted kitchen, a contemporary shower room, separate toilets, 2 bedrooms, 1 office, 1 utility room, and 2 storage/workshop sheds.

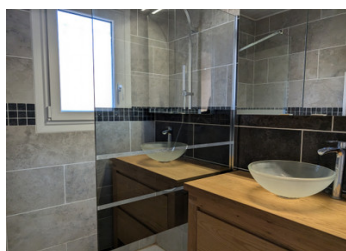
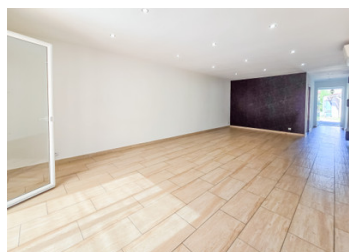
Thanks to its southeast-west exposure, the house enjoys natural light throughout the day.

Equipped with air conditioning, it ensures optimal comfort all year round.

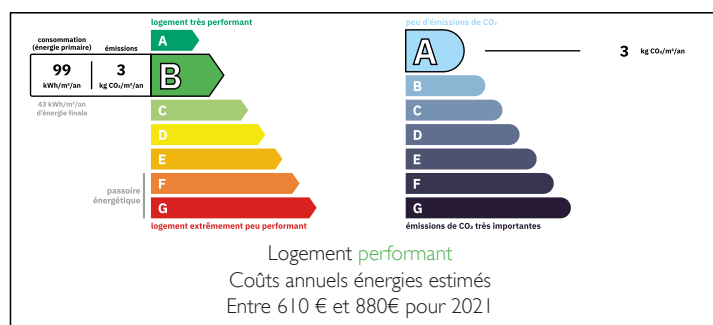
This home is perfect for those seeking peace and

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.



ENERGY - DPE





DESCRIPTION

Rochefort-du-Gard is a charming town in the Gard region.

It offers a peaceful and pleasant lifestyle while being close to major cities and main transport routes.

The town has a variety of local shops, and its Sunday market is a popular and friendly meeting place for residents.

It enjoys quick access to the A9 and A7 motorways, and the Avignon TGV station is just 15 minutes away.

With its ideal location, quality infrastructure, and warm community atmosphere, Rochefort-du-Gard is a highly sought-after place to live.

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

LOCAL TAXES

Taxe foncière: 1196 EUR

Taxe habitation: EUR

NOTES