

## 243 M 6 BEDROOM VILLA ON 1199 M OF LAND WITH SWIMMING POOL

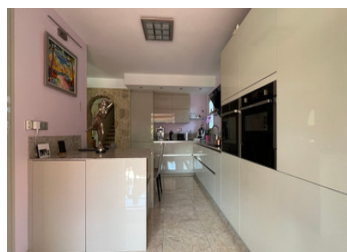


## INFORMATION

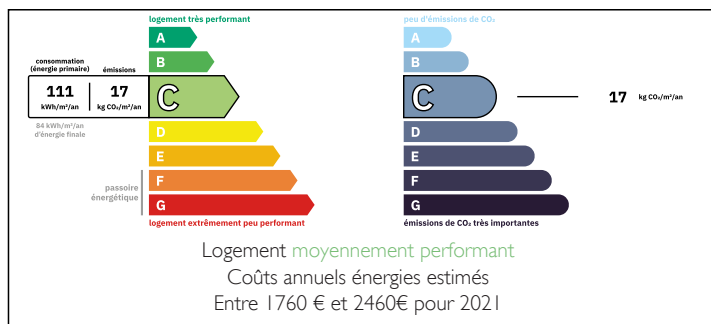
Town:	Rochefort-du-Gard
Department:	Gard
Bed:	6
Bath:	2
Floor:	243 m2
Plot Size:	1199 m2

## IN BRIEF

Situated in a quiet neighborhood, come and discover this perfectly maintained villa with character and quality features. On the first floor, this two-storey property features a vast living room with open-plan kitchen, equipped with top-of-the-range appliances and opening onto a south-facing, secure veranda overlooking the magnificent garden. The night area includes a bedroom, a spacious bathroom with Italian shower and whirlpool bath, a dressing room, a laundry room, as well as a 43 m<sup>2</sup> apartment (or master suite) with kitchenette and en-suite bathroom. Accessed via a separate entrance, with its own private outdoor space, this part of the house can easily be used for seasonal or annual rentals. The main floor features 4 large bedrooms (15, 12, 13 and 18 m<sup>2</sup>) and a toilet. The 1200 m<sup>2</sup> landscaped garden features a 10 x 5 square swimming pool,...



## 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

Automatic watering.  
Water jet on swimming pool.  
School and bus pick-up nearby.  
Dressing room.  
Laundry room.  
Condensing boiler.  
SCHMIDT kitchen and bathroom.  
Electric shutters

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

## LOCAL TAXES

Taxe foncière: 3524 EUR

Taxe habitation: EUR

## NOTES