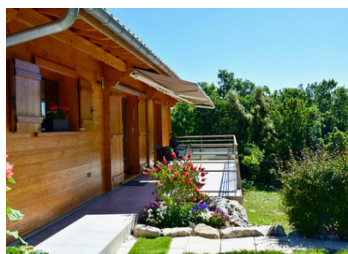


Boisset & Gaujac - GARD -Villa with 2 bedrooms, office, living room with open kitchen, flat and large garden



INFORMATION

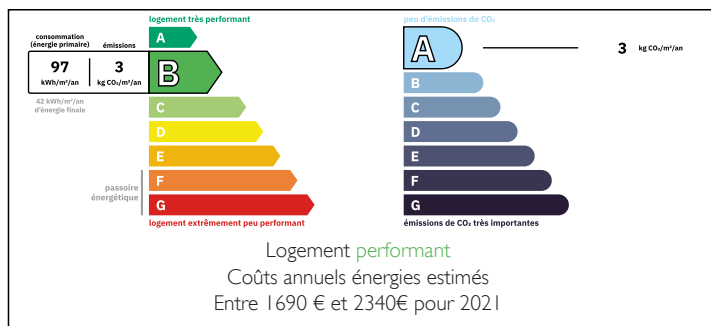
Town:	Boisset-et-Gaujac
Department:	Gard
Bed:	3
Bath:	2
Floor:	218 m2
Plot Size:	1928 m2



IN BRIEF

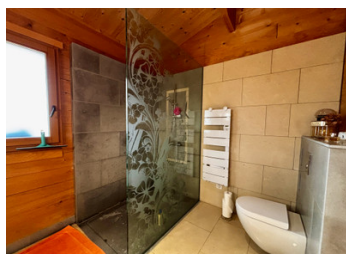
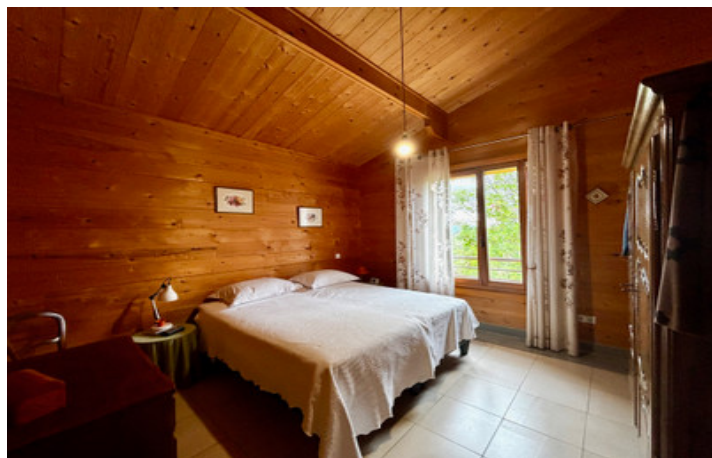
This recent Atypical home is located in a very quiet area. The property comprises a private part with 2 bedrooms, office and spacious bright living space. The property has a separate flat.

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 A-typical villa is located between Anduze and Alès, in the quiet village of Boisset et Gaujac. The house is partly constructed with wood from the Jura. On the ground floor there is a very bright living space (45 m²) and open kitchen. Through the living space, there is direct access to the south-facing terrace. 2 canopies provide the necessary shade on sunny days. There are 2 spacious bedrooms (14 m²) and a large bathroom with walk-in shower. Furthermore, there is a large office space of 26 m² which can also serve as a bedroom. A fixed staircase provides access to a room under the roof. This can be used as a storage room or children's room. Furthermore, the house has another flat. Through a separate entrance you can access the living room with open kitchen, 1 bedroom and bathroom. In the basement there is storage space, as well as a 20,000-litre reservoir to collect rainwater. The large landscaped garden is fully fenced and access is via an electric sliding gate. Heating by ducted air conditioning (summer/winter comfort) □

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

LOCAL TAXES

Taxe foncière:	2196 EUR
Taxe habitation:	EUR

NOTES