

PROPERTY OF 267 M LIVING SPACE 6 BEDROOMS LAND OF 2400 M WITH POOL



INFORMATION

Town:	Rocheft-du-Gard
Department:	Gard
Bed:	6
Bath:	2
Floor:	290 m2
Plot Size:	2400 m2



IN BRIEF

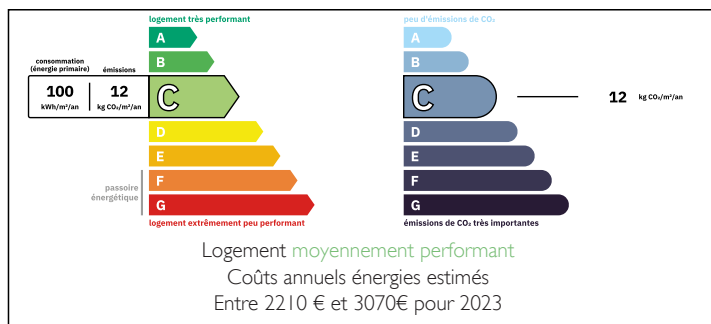
Situated in a quiet residential area, come and discover this superb character property of 290 m² hab, mainly laid out on one level. It comprises a vast living room opening onto a large south-facing terrace, with its fireplace and mezzanine distributing an office and a TV lounge (or bedroom).

The generous independent kitchen, fully equipped with top-of-the-range appliances, includes a central island, a dining area and a living room.

The night area includes a dressing room, a linen room, a bathroom with shower and bathtub, 3 spacious bedrooms (two of 18 m², and one of 15 m²), one with dressing room and en-suite bathroom. The intimate first floor features 2 further attic bedrooms, each measuring 19 m².

The superb 2400 m² garden, adorned with olive trees and Mediterranean plants, features a 10 x 5

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

Underfloor gas heating plus reversible air conditioning
Electric shutters
Fibre optics
Individual sanitation
10 Mn freeway axes
Airport MASEILLE PROVENCE 50 Mn
Airport MONTPELLIER MÉDITERRANÉE 50 MN
AVIGNON TGV station 12 Mn

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: 4200 EUR

Taxe habitation: EUR

NOTES