

Molières-sur-Cèze - GARD - Totally renovated 3-bedroom stone house with large, partly covered terrace

EXCLUSIVE



INFORMATION

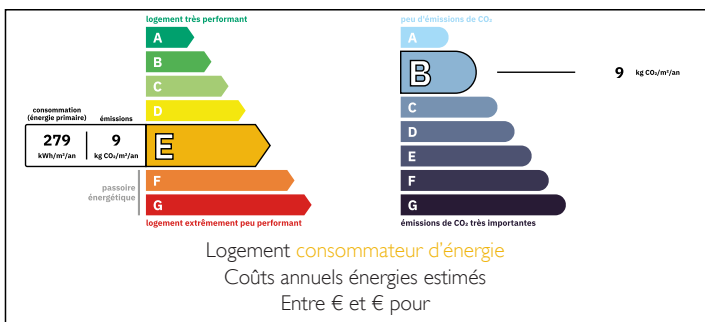
Town:	Molières-sur-Cèze
Department:	Gard
Bed:	3
Bath:	2
Floor:	102 m2
Plot Size:	11980 m2

IN BRIEF

Fully renovated stone house with 3 bedrooms and bathroom on the ground floor. On the first floor there is a large living area, kitchen with dining area, a large, partly covered terrace and a bathroom. The land consists mainly of woodland.



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 detached house has been totally renovated while retaining authentic elements. On the ground floor are 3 bedrooms and 1 bathroom.

A central staircase leads to the first floor. There you will find a lounge with a fireplace and a dining room with an open kitchen. From there, you access the large, partly covered terrace. From the terrace there is access to a 2nd bathroom with shower and toilet. The land belonging to the house consists mainly of woodland.

Nearby towns include Saint-Ambroix, Alès, Barjac and Les Vans (10 km, 22 km, 25 km and 32 km away respectively), with TGV stations in Nîmes and Avignon 65 km and 90 km away and an airport in Nîmes (80 km). The nearest motorway exits are Nîmes (A9) and Pont-Saint-Espirit (A7), both approximately 65 km away.

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

LOCAL TAXES

Taxe foncière: 765 EUR

Taxe habitation: EUR

NOTES