

## 169 M 4 BEDROOM VILLA WITH 1068 M GARDEN



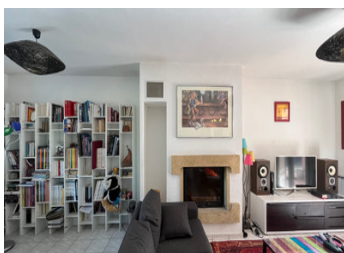
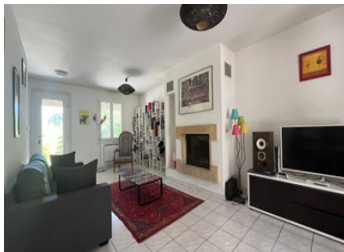
## INFORMATION

Town:	Villeneuve-lès-Avignon
Department:	Gard
Bed:	4
Bath:	2
Floor:	169 m2
Plot Size:	1068 m2

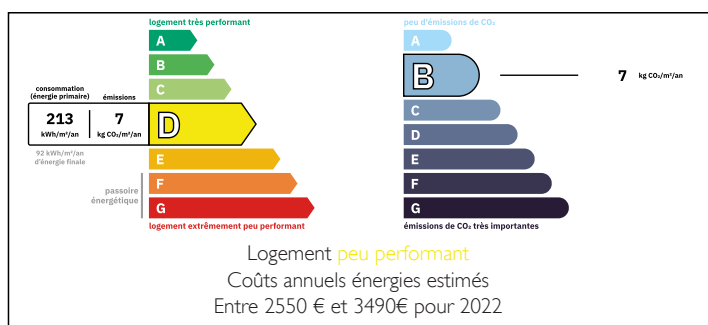
## IN BRIEF

In the immediate vicinity of the village and all amenities (school, shops, college, etc.), this 169 m<sup>2</sup> villa is located at the end of a quiet cul-de-sac. The ground floor comprises a living room with dining area, open-plan fitted kitchen and utility room, and a type 2 flat with its own entrance and private terrace. The first floor comprises 3 bedrooms and a bathroom.

The enclosed grounds of 1068 m<sup>2</sup> (with workshop) are ideal for a swimming pool.

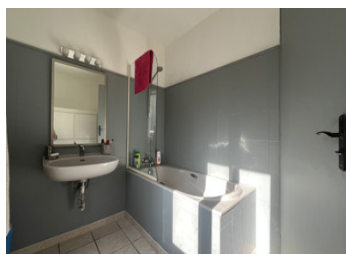
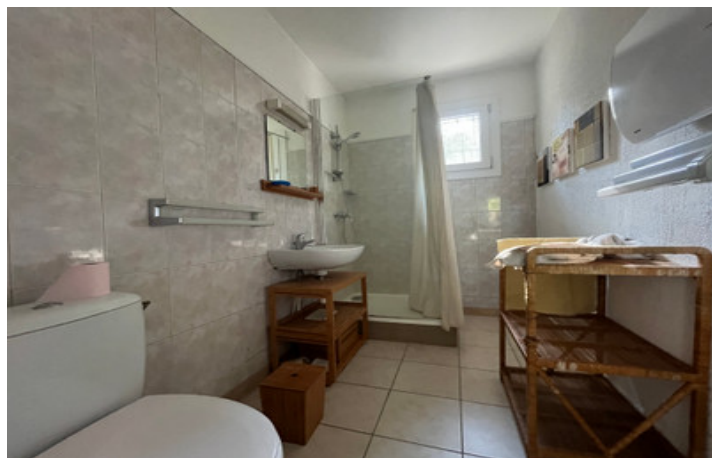


## ENERGY - DPE



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

MARSEILLE PROVENCE Airport 50 Mn.  
MONTPELLIER MÉDITERRANÉE Airport 50 Mn.

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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: 3200 EUR

Taxe habitation: EUR

## NOTES