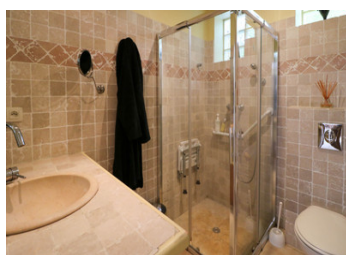
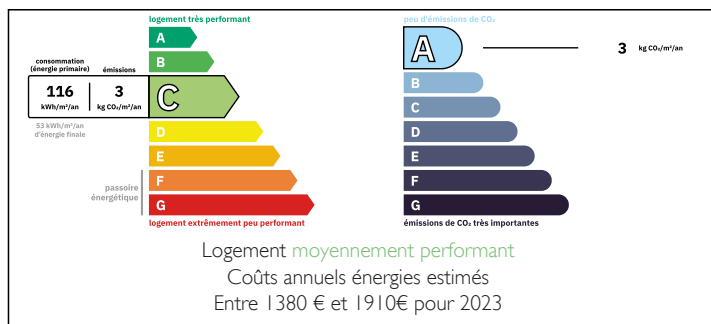


Two Elegant Villas with Pool in Aigues-Mortes – Ideal for Families or Rental Income near beaches and marina.

EXCLUSIVE



ENERGY - DPE



## INFORMATION

Town:	Aigues-Mortes
Department:	Gard
Bed:	7
Bath:	3
Floor:	300 m2
Plot Size:	2033 m2

## IN BRIEF

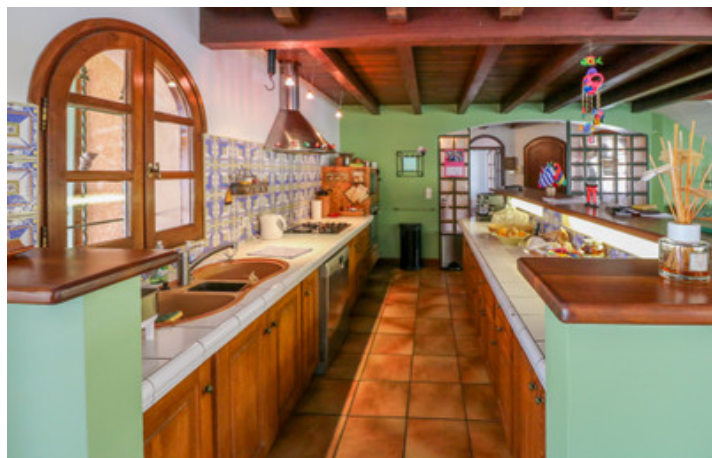
Nestled in the heart of the Camargue, Aigues-Mortes is a medieval walled town listed as a UNESCO heritage site. Just 30 minutes from Montpellier and 40 minutes from Nîmes, it offers exceptional charm and accessibility. The property is located in a prized area near the marina, shops, and road links, providing a peaceful, private setting with no direct neighbors. With its historical architecture, vibrant market life, and proximity to the Mediterranean, Aigues-Mortes is a coveted destination for both holidays and permanent residence.

General Information:

- 2 detached villas (151.40 m<sup>2</sup> and 149 m<sup>2</sup>)
- Total: 7 bedrooms, 3 bathrooms, 4 WCs
- 1 garage, covered parking, and patio areas
- Construction years: 1988 and 2003
- practical layout for single-level living
- Heating: heat pump, reversible air conditioning, pellet stove

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

Villa 1 (approx. 149 m<sup>2</sup> – built in 1988)

This charming villa offers a practical and inviting layout:

- Entry through a bright veranda with sliding windows
- Entrance hall leading to:
  - o Open-plan living room with a beautiful stone fireplace and fully equipped kitchen
  - o Staircase to a mezzanine with office and TV lounge
  - o Second spacious veranda overlooking the garden and swimming pool
- 3 comfortable bedrooms with built-in wardrobes
- Bathroom with walk-in shower and double sink
- Separate laundry room
- Generous garage with lots of storage space and internal access
- Private patio

## LOCAL TAXES

**Taxe foncière: 5000 EUR**

**Taxe habitation: EUR**

## NOTES

Villa 2 (approx. 151.40 m<sup>2</sup> – built in 2003)

A well-designed home combining comfort and functionality:

- Spacious living room with garden views
- Separate modern kitchen
- Laundry room
- Office (potential 4th bedroom)
- Guest bedroom
- Shower room with WC
- Second lounge area opening to the garden and pool
- First floor:
  - o Master suite with bathroom (bathtub), walk-in dressing room, and WC
  - o 28 m<sup>2</sup> solarium with open garden views
- Covered carport and multiple terraces

### Outdoor Area

An exceptional exterior designed for leisure and privacy:

- Over 2,000 m<sup>2</sup> of mature, landscaped garden
- Spectacular 15 × 7 m swimming pool with waterfall feature and ambient lighting
- Multiple terraces for sun or shade