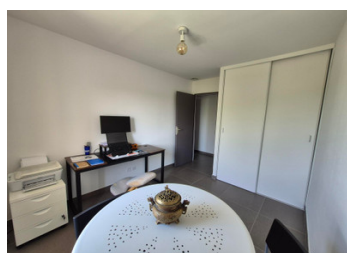


A 120 m , one-story villa with four bedrooms and a studio on a 1020 m plot with a swimming pool



## INFORMATION

Town:	Rocheft-du-Gard
Department:	Gard
Bed:	5
Bath:	2
Floor:	120 m2
Plot Size:	1020 m2



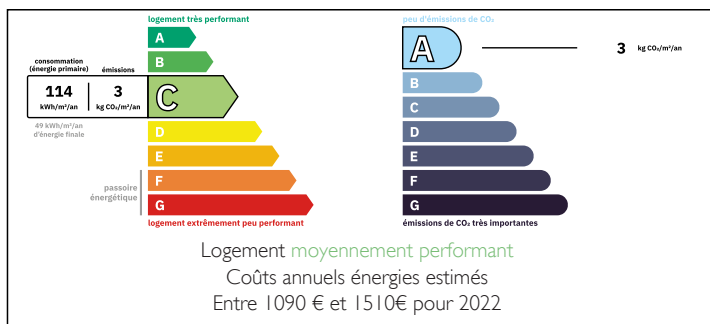
## IN BRIEF

Situated in a quiet area within easy reach of buses, this meticulously maintained single-storey villa of 120 m<sup>2</sup> living space comprises :

A south-facing 40 m<sup>2</sup> living room with fully-equipped open-plan kitchen opening onto a terrace with pergola. The sleeping area comprises 4 bedrooms, a bathroom with whirlpool bath and walk-in shower and an adjoining studio with separate entrance, equipped with kitchenette and mezzanine with sleeping area.

The well-kept garden with its integrated sprinkler system houses a heated swimming pool with counter-current as well as a workshop. This villa needs no work!

## 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

Rain collector.

School bus and city bus

12 mins from TGV station AVIGNON

50 mins Marseille Provence airport

50 mins Montpellier Méditerranée airport

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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: 2030 EUR

Taxe habitation: EUR

## NOTES