

Modern architect-designed villa with pool in peaceful settings.



INFORMATION

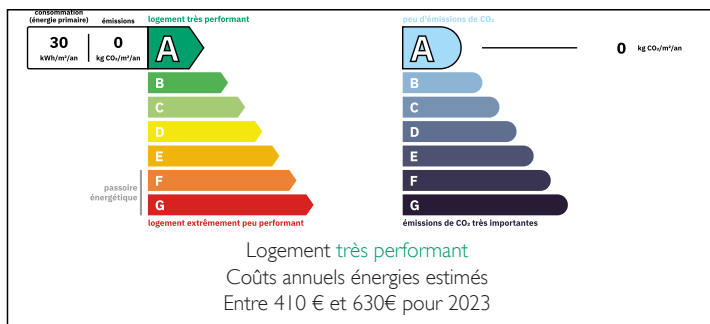
Town:	Les Angles
Department:	Gard
Bed:	4
Bath:	1
Floor:	143 m2
Plot Size:	403 m2

IN BRIEF

Located in the peaceful residential area of Les Angles, this modern architect-designed villa offers a rare blend of comfort, efficiency, and convenience. Nestled on a 400 m² plot, it's just 200 meters from public transport connecting directly to Avignon city center. The TGV station is under 10 minutes away, with the A9 motorway only 15 minutes' drive, providing quick access to Montpellier, the Mediterranean coast, and the A7 towards the north. With high-quality finishes, generous light-filled spaces, and a calm, unoverlooked setting, this property is ideal for families or professionals seeking a modern lifestyle near Provence's cultural heart.



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

- Spacious 55 m² living room with large windows and pellet stove
- Open-plan modern kitchen, fully equipped and recently installed
- 4 bedrooms in total
 - o Including a master suite on the ground floor with private en-suite bathroom
- Upstairs:
 - o 3 further bedrooms
 - o A modern family bathroom
 - o Separate WC

Terraces & Outdoor Spaces:

- South-facing ground floor terrace with direct pool access
- Second terrace on the upper level, ideal for sunbathing
- Landscaped and low-maintenance garden

Comfort & Equipment:

- Reversible air conditioning via heat pump system
- Thermodynamic water heater for energy efficiency
- High-performance energy rating: A
- Double glazing and quality insulation throughout
- No overlooking neighbors, ensuring full privacy

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

LOCAL TAXES

Taxe foncière: 1836 EUR

Taxe habitation: EUR

NOTES