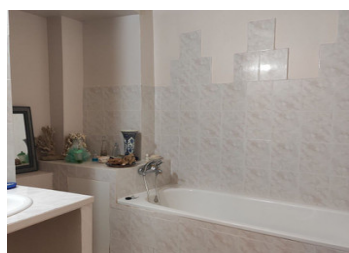
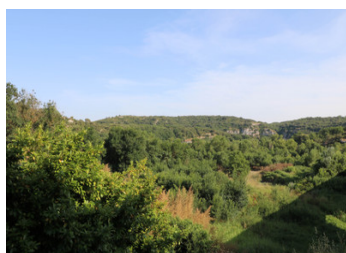


Charming 120 m village stone house with pool near Uzès & Nîmes



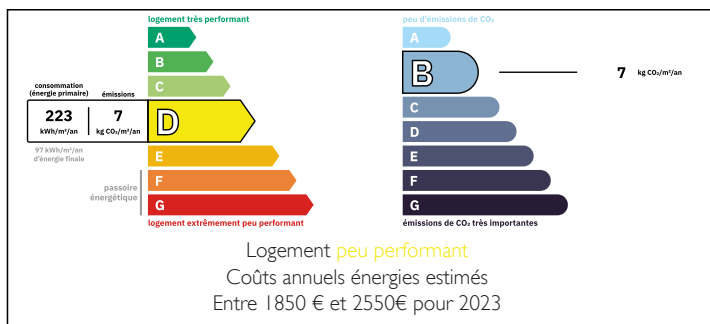
INFORMATION

Town:	Sainte-Anastasie
Department:	Gard
Bed:	3
Bath:	2
Floor:	109 m2
Plot Size:	222 m2

IN BRIEF

Located in the heart of Russan, a picturesque and sought-after village ideally positioned between Uzès, Nîmes, and Alès, this charming stone house offers the perfect blend of Provençal character and modern comfort. Russan is renowned for its natural surroundings, peaceful atmosphere, and proximity to the Gardon river, ideal for nature lovers and those seeking a tranquil lifestyle. Whether you are looking for a serene primary residence, a second home, or a profitable rental investment, this property presents an exceptional opportunity in one of southern France's most desirable areas.

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

The property offers on the first floor:

- Living Room - spacious, bright living area opening onto a 25 m² terrace overlooking the pool
- Fully equipped open plan modern kitchen - connected to the living space, ideal for entertaining
- Master Suite - Generous bedroom with en-suite facilities, offering privacy and comfort

• Ground Floor:

- o 2 additional bedrooms
- o Bathroom with WC
- o Laundry room / Utility area
- o Flexible layout allowing for guest accommodation, office space, or rental potential

Outdoor Features:

- 120 m² of exterior space, including a private pool
- Low-maintenance garden, perfect for relaxing and enjoying sunny days in complete privacy
- South-facing terrace with open views, excellent for outdoor dining or lounging

Comfort & Equipment:

- PVC double-glazed windows for optimal insulation
- Efficient and functional layout, adaptable to different needs
- Peaceful and secure environment with charming village ambiance
- Ideal as a holiday home, permanent residence, or seasonal rental

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

LOCAL TAXES

Taxe foncière: 1 100 EUR

Taxe habitation: EUR

NOTES