

Potelières - Maison in quiet area with 3 rooms, spacious living space, garage and possibility of making a gite



INFORMATION

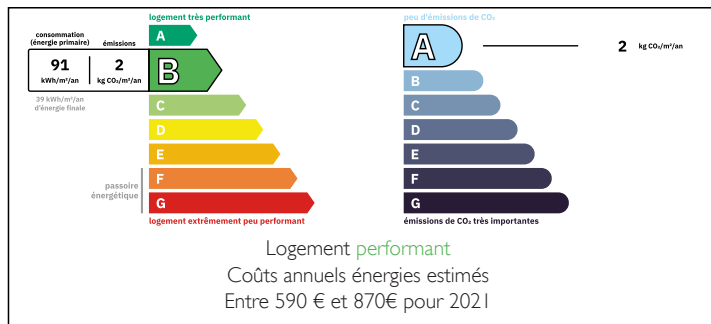
Town:	Potelières
Department:	Gard
Bed:	4
Bath:	1
Floor:	101 m2
Plot Size:	2132 m2

IN BRIEF

Spacious energy-efficient house with pool in quiet area



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

This charming, energy-efficient house with 101 m² of habitable space is located in Potelières near Saint-Ambroix.

On the ground floor is a spacious garage and several cellars. 1 room is equipped with a kitchen and shower, can easily be converted into a gite.

On the first floor there is a spacious living room with fireplace, a kitchen, bathroom, 3 bedrooms and offices. The living space opens onto a large, partly covered terrace overlooking the swimming pool. The pool has a cover.

All windows have shutters and mosquito screens.

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

LOCAL TAXES

Taxe foncière: 1194 EUR

Taxe habitation: EUR

NOTES