

## SINGLE-STOREY VILLA WITH 124 M OF LIVING SPACE ON A 1,197 M PLOT WITH SWIMMING POOL

EXCLUSIVE

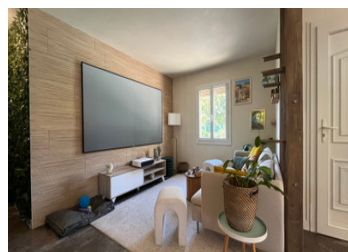


## INFORMATION

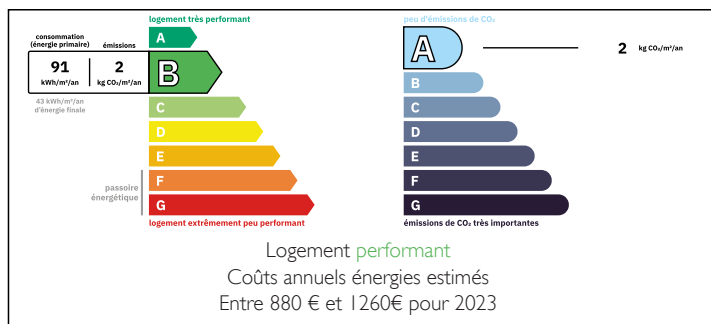
Town:	Saint-Laurent-des-Arbres
Department:	Gard
Bed:	3
Bath:	2
Floor:	124 m2
Plot Size:	1 179 m2

## IN BRIEF

124 m<sup>2</sup> single-storey villa comprising a large living room with open-plan fitted kitchen, TV area, three bedrooms including a master suite with dressing room and en-suite shower room. A bathroom with shower and bathtub, an office area and garage. Enclosed grounds of 1 179 m<sup>2</sup> with swimming pool.

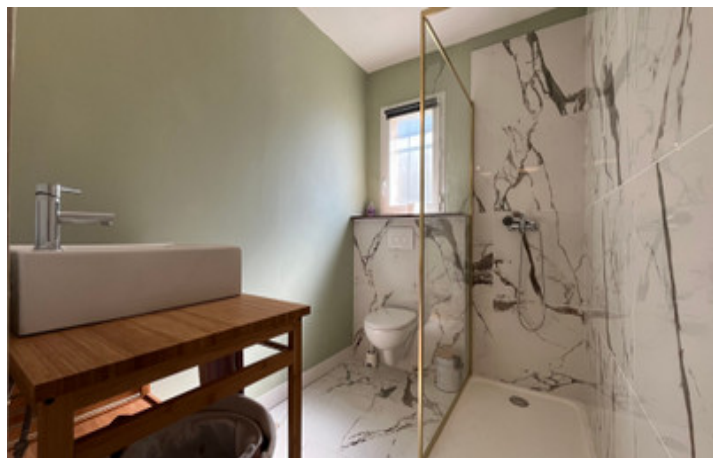


## ENERGY - DPE



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

Wood stove

Solar panel

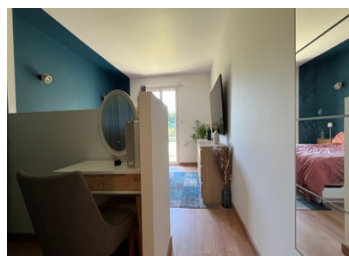
Well

Swimming pool

Electric roller shutters

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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 habitation: EUR

## NOTES