

Saint-Ambroix - GARD - Single-storey house with living room, 4 bedrooms, 3 bathrooms, pool, garden and land

EXCLUSIVE



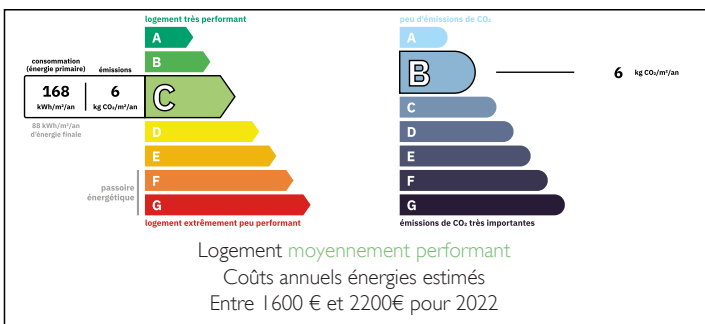
INFORMATION

Town:	Saint-Ambroix
Department:	Gard
Bed:	4
Bath:	3
Floor:	102 m2
Plot Size:	1256 m2

IN BRIEF

Large single-storey house with 4 bedrooms, 3 bathrooms and open-plan living space. The property is located in a very quiet area with breathtaking views. A large south-facing terrace and swimming pool make this property ideal as a holiday home.

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

Newly built single-storey villa with swimming pool and panoramic views of Saint-Ambroix

This newly built, single-storey villa enjoys stunning panoramic views of the medieval town of Saint-Ambroix and offers every comfort for a pleasant stay.

The spacious and light-filled living area with open-plan kitchen benefits from plenty of natural light thanks to the large windows. Both the living room and the adjoining bedroom are fitted with air conditioning that can also provide heating.

The villa has four bedrooms and three bathrooms. One bedroom with an en-suite bathroom is fully wheelchair accessible, making the property suitable for people with reduced mobility.

The spacious, south-facing terrace offers stunning views of the swimming pool and is the ideal spot to enjoy the Mediterranean climate. Part of the plot is fully fenced.

The property is currently being successfully let during the summer season and therefore offers not only a delightful holiday home but also an attractive investment with good rental potential.

LOCAL TAXES

Taxe foncière: 1949 EUR

Taxe habitation: 1315 EUR

NOTES

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