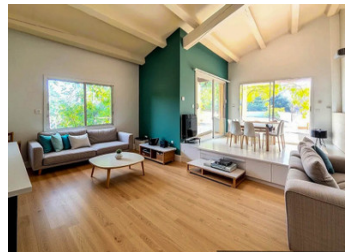


## Spacious hillside villa with panoramic views of Mont Ventoux in Bagnols-sur-Cèze.



## INFORMATION

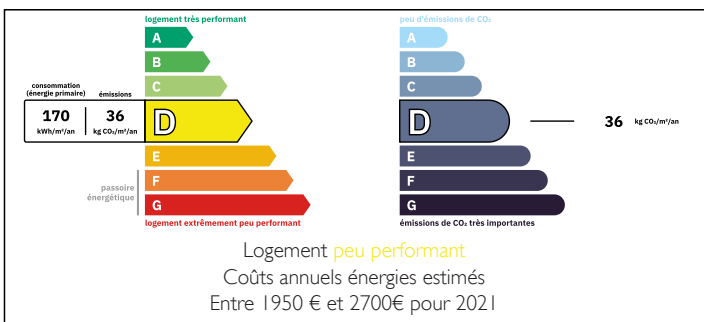
Town:	Bagnols-sur-Cèze
Department:	Gard
Bed:	5
Bath:	2
Floor:	176 m <sup>2</sup>
Plot Size:	2488 m <sup>2</sup>



## IN BRIEF

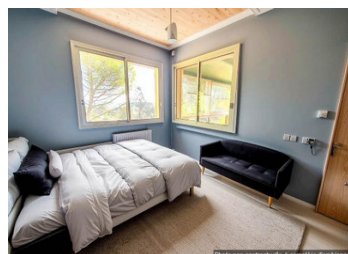
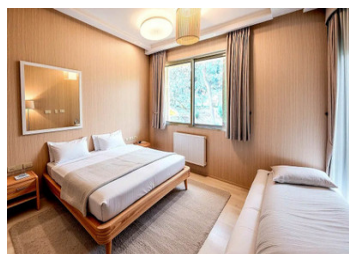
Nestled on the heights of Bagnols-sur-Cèze, this elegant 1980 villa enjoys a commanding position overlooking Mont Ventoux and the Rhône plain. Surrounded by lush greenery on a quiet cul-de-sac, the property offers total privacy while remaining close to all amenities, schools, and transport links. In the heart of Provence, this area combines natural beauty, rich history, and the authentic charm of the Gard region, just a short drive from Uzès, Avignon, and Orange. With its pool, multiple terraces, and beautifully landscaped garden, this villa is ideal as both a family residence and a refined holiday retreat. The region is known for its vineyards, lavender fields, and Mediterranean climate, a perfect blend of tranquility, authenticity, and accessibility.

## 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 house offers:

Garden Level (Étage -1):

- Cellar / storage: 11.08 m<sup>2</sup>
- Garage: 22.71 m<sup>2</sup>
- Boiler room: 3.64 m<sup>2</sup>
- Carport under terrace: 14 m<sup>2</sup>

Ground Floor (RDC):

- Entrance hall: 13.94 m<sup>2</sup>, welcoming and bright
- Living and dining room: 55.76 m<sup>2</sup>, with open fireplace and reversible air conditioning
- Fully equipped kitchen: 16.67 m<sup>2</sup>, connected to back kitchen / laundry room (5.45 m<sup>2</sup>)
- Pantry under stairs: 1.42 m<sup>2</sup>
- WC with wash basin: 1.45 m<sup>2</sup>
- Bedroom (west): 11.5 m<sup>2</sup>
- Bedroom (east): 12.4 m<sup>2</sup>
- Bedroom (east): 9.25 m<sup>2</sup>
- Shower room (west): 6.17 m<sup>2</sup>
- Hallway: 6.93 m<sup>2</sup>
- Exterior garage: 53 m<sup>2</sup>, ideal for additional parking or workshop use
- Terraces:
  - o South-facing terrace by the pool: 56 m<sup>2</sup>
  - o East terrace by entrance: 8.68 m<sup>2</sup>
  - o West terrace overlooking the hillside: 24 m<sup>2</sup>

## LOCAL TAXES

Taxe foncière: **3039 EUR**

Taxe habitation: **EUR**

## NOTES

First Floor (Étage 1):

- Bedroom (west): 9.51 m<sup>2</sup>
- Master suite (east): 19.13 m<sup>2</sup>, with ensuite shower room and WC
- Veranda / study: 9.56 m<sup>2</sup>, with lovely morning light and views
- WC: 1.24 m<sup>2</sup>
- Landing: 5.43 m<sup>2</sup>

Outdoor Features:

- Private swimming pool (8 × 4 m) surrounded by stone terraces
- Beautifully landscaped hillside garden with mature trees
- Quiet setting at the end of a small lane, offering complete privacy