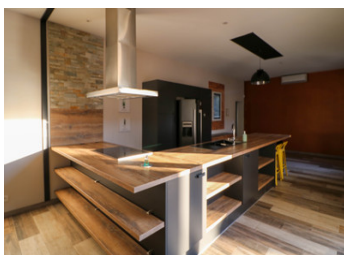
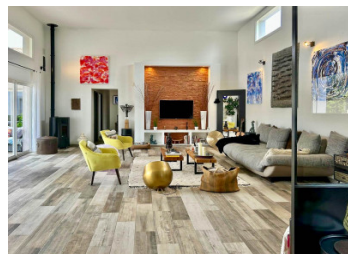


Prestigious modern villa in charming village near Pont du Gard.



INFORMATION

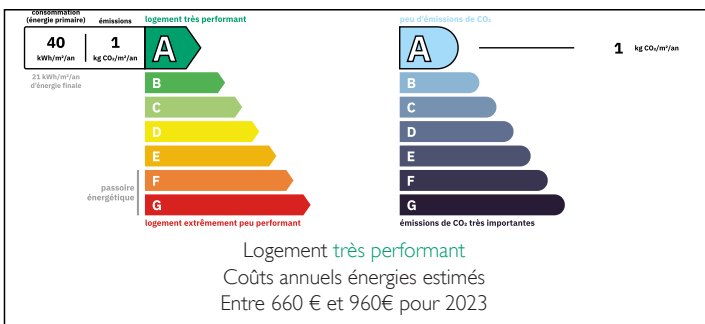
Town:	Castillon-du-Gard
Department:	Gard
Bed:	3
Bath:	1
Floor:	210 m ²
Plot Size:	962 m ²

IN BRIEF

Located in a classified medieval village just 15 minutes from Uzès and 25–30 minutes from Avignon and Nîmes, this modern single-storey villa built in 2018 offers an exceptional level of comfort, light, and modern design. Set in a peaceful, intimate environment, the property benefits from easy access to amenities, with a bakery and restaurants nearby, the famous Pont du Gard, and Uzès just 15 minutes away. The motorway, and international transport links via the TGV stations and airports of Avignon, Nîmes, and Montpellier. Perfect as a main residence or a luxury holiday home.

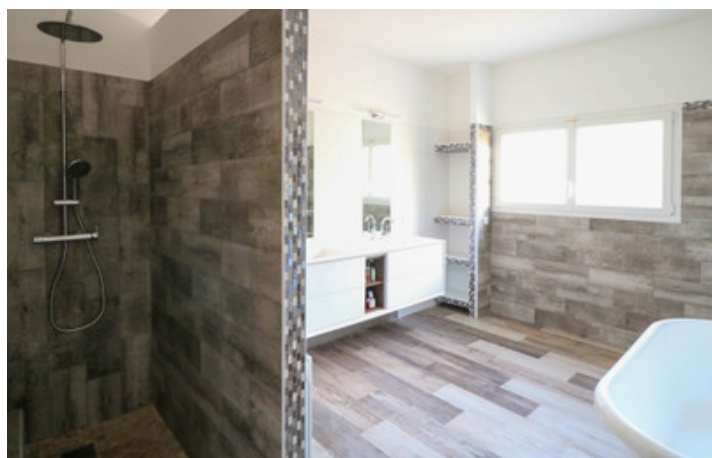
The villa offers 210 m² of living space plus a 35 m² artist's studio, opening onto a landscaped 962 m² garden with a swimming pool featuring an integrated jacuzzi and a large tiled terrace. This is a rare property combining modernity, volume, and high-quality living in...

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:

- Entrance opening into a spectacular lounge area with high ceilings (56 m²)
- American-style fitted kitchen with high-end appliances (32 m²) opening to dining space (34 m²)
- 2 spacious bedrooms (17 and 18 m²)
- Large fitted dressing room (14 m²) could be another bedroom or office
- Bathroom (14 m²) with:
 - Walk-in Italian shower
 - Freestanding bathtub
 - Double basin
- Separate WC
- laundry room
- independent 35 m² atelier with multiple possible uses (workshop, guest suite, office, fitness room or creative space)

LOCAL TAXES

Taxe foncière: 2200 EUR

Taxe habitation: EUR

Fully fenced landscaped garden with Mediterranean plants with automatic irrigation system and private swimming pool, large tiled terrace ideal for outdoor dining and lounging.

Comfort & Technical Features

- Reversible air-conditioning in all rooms
- Pellet stove in main living area
- Electric shutters with centralised control
- High-performance insulation (DPE: AA)
- Double glazing
- High-end kitchen appliances
- Fibre or high-speed internet possible (depending on provider)
- Electric gate and alarm system
- Space to park 4 vehicles

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

NOTES