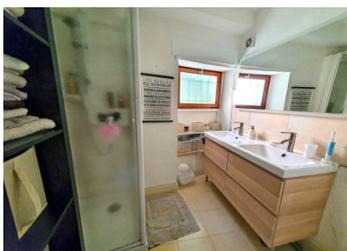


Village stone house with 3 bedrooms and 2 terraces in charming village near Pont du Gard.



INFORMATION

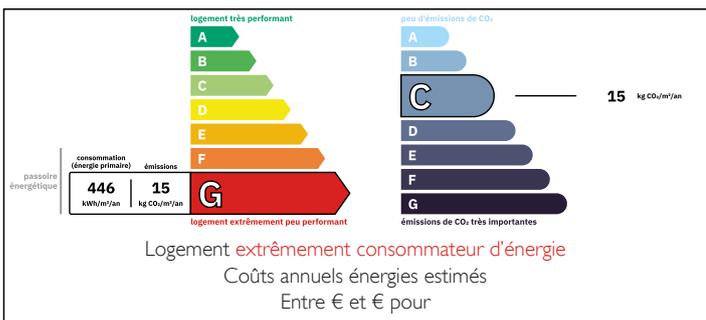
Town:	Vers-Pont-du-Gard
Department:	Gard
Bed:	3
Bath:	2
Floor:	95 m2
Plot Size:	0 m2

IN BRIEF

In a stunning Provençal village, discover this charming village house full of character, spread over three levels and offering five rooms. Enjoy two terraces, including a magnificent rooftop terrace with no overlooking neighbors, ideal for admiring breathtaking views over the village rooftops.

The living/dining room captivates with its superb vaulted ceiling and fireplace, creating a warm and inviting atmosphere, and leads to a fully equipped kitchen. The house has two bathrooms, four bedrooms (with the possibility of converting two bedrooms into offices and a second living room), as well as a laundry room, a workshop, and a cellar. This property is eligible for a zero-interest Eco Loan..

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

For your relaxation, the large terrace offers ample space for an above-ground pool or a jacuzzi. Ideally located in a popular tourist area (Pont du Gard, Uzès, Nîmes, Avignon), just 25 minutes from the Avignon and Nîmes TGV train stations and 50 minutes from the sea, this house offers a pleasant living environment and excellent rental potential. The Gorges du Gardon, bordering the town, provide a superb spot for swimming or canoeing. Endless trails are accessible on foot or by bicycle for hiking in the Gard garrigue. A cycle path at the bottom of the village connects Uzès to the Camargue and the sea.

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