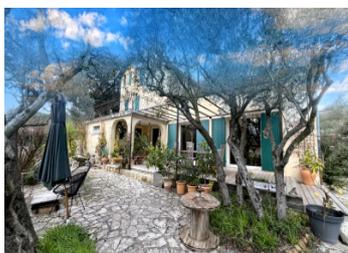


CHARMING PROPERTY OF 186 M WITH 5 BEDROOMS ON 1900 M OF LAND WITH SWIMMING POOL



INFORMATION

Town:	Villeneuve-lès-Avignon
Department:	Gard
Bed:	5
Bath:	2
Floor:	186 m ²
Plot Size:	1900 m ²

IN BRIEF

Located in a quiet residential area, this fully restored two-story villa from the 1930s features:

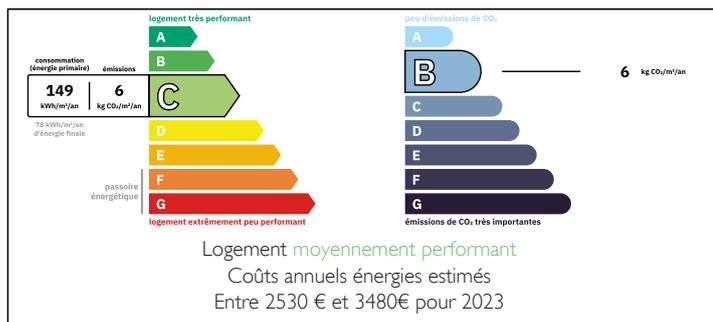
A spacious 60 m² living room with high ceilings opening onto a south-facing terrace, a separate fitted kitchen, a laundry room, and a bedroom with en-suite shower room.

The first floor has two large bedrooms and a bathroom.

The second and top floor has two more attic bedrooms.

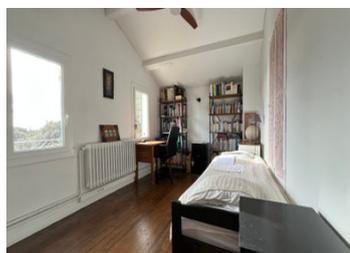
In the 1,900 m² garden, planted with Mediterranean trees, there is a swimming pool with two terraces shaded by pergolas, a 35 m² wooden outbuilding, and a carport that can accommodate two vehicles.

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

AUTOMATIC WATERING SYSTEM

SLIDING GLASS DOORS

DOUBLE GLAZING

POSSIBILITY OF GUEST ACCOMMODATION

HEAT PUMP HEATING SYSTEM

NOT ISOLATED IN THE COUNTRYSIDE

12 MINUTES FROM THE TGV STATION

50 MINUTES FROM MARSEILLE PROVENCE AIRPORT

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

LOCAL TAXES

Taxe foncière: 4000 EUR

Taxe habitation: EUR

NOTES