

## VILLAGE HOUSE OF 120 m LIVING SPACE WITH SWIMMING POOL ON A 546 M PLOT



## INFORMATION

Town:	Fournès
Department:	Gard
Bed:	3
Bath:	1
Floor:	125 m <sup>2</sup>
Plot Size:	546 m <sup>2</sup>



## IN BRIEF

Located in the heart of the peaceful village of Fournès, come and discover this charming, recently renovated stone house comprising:

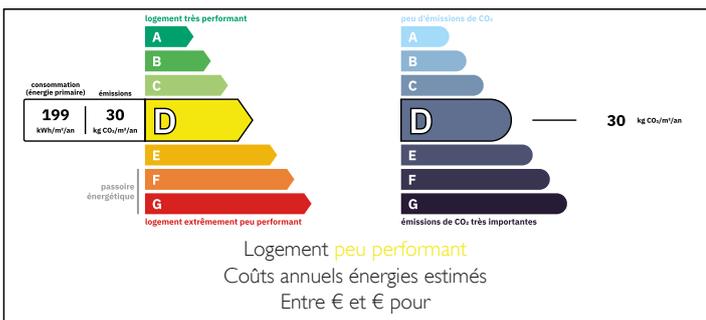
A living room with a wood stove, an open-plan fitted kitchen, as well as a bedroom and a bathroom.

The upper-level mezzanine offers a large space currently used as an office, a bedroom, a second bathroom, and a dressing room (or spare bedroom).

On the ground floor there is a large 50 m<sup>2</sup> garage with an adjoining laundry room.

The enclosed, wooded garden of 546 m<sup>2</sup> features a swimming pool, a lovely covered terrace with barbecue, and a carport that can accommodate one vehicle.

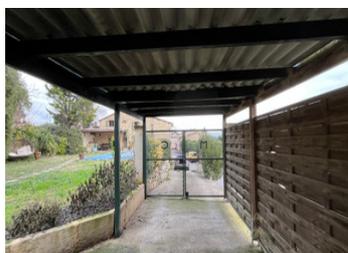
## ENERGY - DPE



PS: A new energy performance certificate is being

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

AVIGNON HIGH-SPEED TRAIN STATION 20 min

MARSEILLE PROVENCE AIRPORT 1 hr 15 min

MONTPELLIER MÉDITERRANÉE AIRPORT 60 min

PONT DU GARD 12 min

NÎMES 20 min

A9 HIGHWAY (5 min)

UZES 20 min

OPTICAL FIBER

-----

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

## LOCAL TAXES

**Taxe foncière: 1797 EUR**

**Taxe habitation: EUR**

## NOTES