

151m villa on a 3000m plot with swimming pool panoramic view



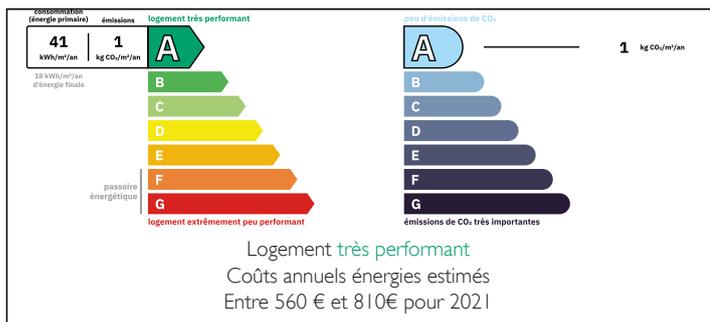
INFORMATION

Town:	Saint-André-de-Roquepertuis
Department:	Gard
Bed:	4
Bath:	1
Floor:	151 m ²
Plot Size:	3000 m ²

IN BRIEF

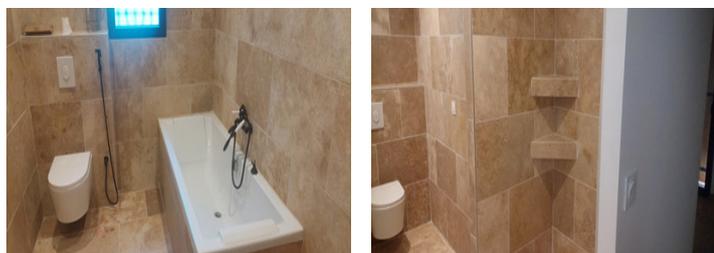
Villa of 151m²
 3000m² plot
 4 bedrooms
 Bedroom 1: 11m²
 Bedroom 2: 15m²
 Bedroom 3: 20m²
 Bedroom 4: 15m²
 Living room/kitchen: 75m²
 Bathroom: 6m²
 Garage: 21m²
 Pool house: 28m²
 Infinity pool

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

Elegant Gard stone villa with infinity pool

A true gem awaits you: this Gard stone villa, a symbol of charm and solidity, blends the authenticity of traditional materials with refined, modern amenities. Nestled on a vast, landscaped plot of 3,000 m², it offers a rare living environment, combining comfort and serenity.

Key features

Majestic 80 m² living room: bathed in light thanks to large bay windows, it opens onto the terrace and pool, creating a harmonious flow between indoors and outdoors.

4 spacious bedrooms: each designed for rest and privacy, with generous proportions and a warm atmosphere.

3 modern bathrooms: sleek design, high-end fixtures, perfect for everyday comfort.

Underfloor heating: a discreet and efficient technology that guarantees an ideal temperature all year round.

Infinity pool: the true centerpiece of the property, it invites relaxation and offers an unobstructed view of the surrounding landscape.

LOCAL TAXES

Taxe habitation: EUR

NOTES

Exterior & Environment

The 3,000 m² plot is a verdant haven, ideal for creating a Mediterranean garden, recreational areas, or a vegetable garden. Completely secluded, it guarantees total privacy and a peaceful atmosphere. The stone terraces and shaded areas allow you to fully enjoy sunny days.

Villa Highlights

Noble and durable materials: Gard stone lends timeless elegance and excellent insulation.

Harmonious architecture: a perfect blend of tradition and modernity.