

## Traditional house of 78m



## INFORMATION

Town:	Méjannes-le-Clap
Department:	Gard
Bed:	3
Bath:	2
Floor:	78 m2
Plot Size:	735 m2

## IN BRIEF

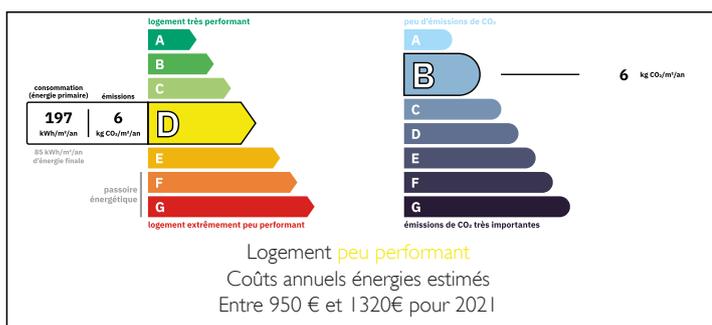
Traditional house of 78m<sup>2</sup>

735m<sup>2</sup> garden

3 bedrooms of 12m<sup>2</sup> each with en-suite shower room and toilet  
equipped kitchen

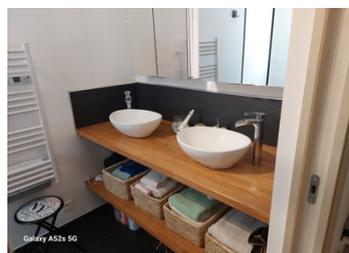
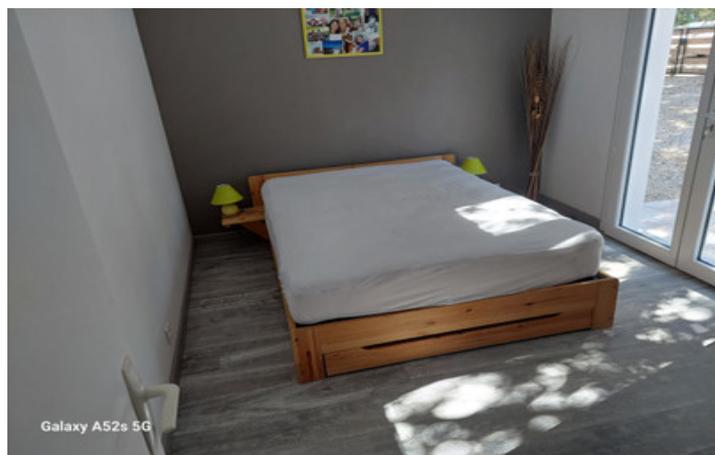


## ENERGY - DPE



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

A real gem – Impeccable single-story house with a large garden

Discover this charming 78 m<sup>2</sup> single-story house, in perfect condition, offering a comfortable and peaceful living environment, situated on a superb 735 m<sup>2</sup> plot, just 2 km from all shops and amenities. The house impresses with its brightness, functional layout, and high-quality features. It comprises:

- 3 bedrooms, 2 of which are on the ground floor
- Two bathrooms downstairs, each with its own private toilet – a real plus for everyday comfort
- A warm and inviting living space

In terms of amenities, everything has been designed for your well-being and peace of mind:

- Double glazing
- Electric heating and air conditioning
- Fiber optic internet
- Alarm system and security cameras
- Mains drainage connection

Outside, you will fully enjoy a large 735 m<sup>2</sup> garden, a beautiful terrace ideal

for al fresco dining, and private parking for up to 4 vehicles.

This turnkey home requires no work and is ideal for a family, a couple, or as a comfortable primary residence, combining tranquility, security, and proximity to amenities.

A rare find, don't miss out!

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Co-owned building of 35 units  
Provisional annual charges: 300€

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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