

Molières-sur-Cèze - GARD - Single-storey house with 2 bedrooms, a bright living room, a garage and a garden.



## INFORMATION

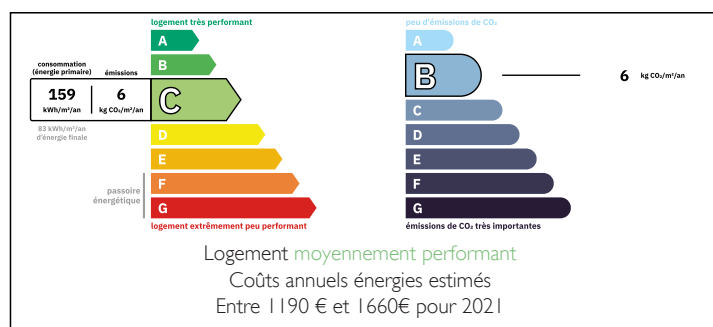
Town:	Molières-sur-Cèze
Department:	Gard
Bed:	2
Bath:	1
Floor:	79 m2
Plot Size:	490 m2

## IN BRIEF

A single-storey house with 2 bedrooms, a bright living room, a garage and a garden. Fenced garden



## 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

This single-storey house is situated in a quiet hamlet of Molières-sur-Cèze.

The property comprises a very bright living area with an open-plan kitchen. The living room offers direct access to the large, sunny terrace. The recently fitted open-plan kitchen is equipped with all appliances.

There are also 2 bedrooms, a utility room, a separate toilet and a bathroom.

The utility room leads to the garage.

The property is fully fenced and has an electric entrance gate.

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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 foncière: 935 EUR**

## NOTES