

Saint-Ambroix - GARD - A single-storey villa with 4 bedrooms, a swimming pool and an enclosed garden.



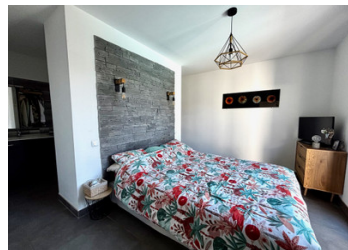
INFORMATION

Town:	Saint-Ambroix
Department:	Gard
Bed:	4
Bath:	3
Floor:	110 m ²
Plot Size:	981 m ²

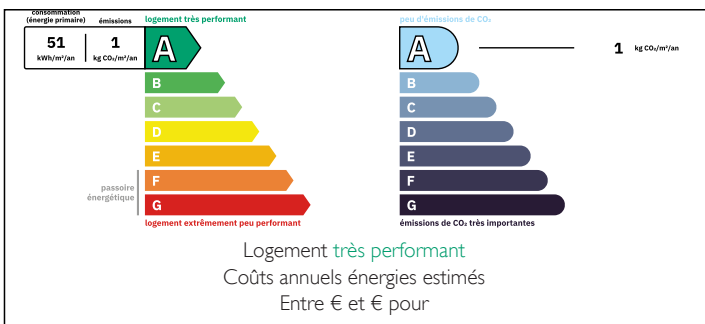


IN BRIEF

A recently built energy-efficient house with 4 bedrooms, 3 bathrooms, a garden and a heated swimming pool

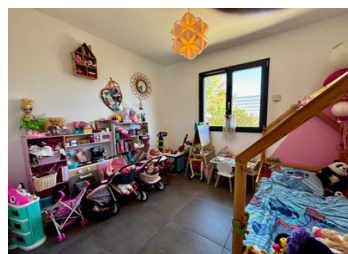


ENERGY - DPE



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

This recently built single-storey villa is situated in Saint-Ambroix.

The property features a bright living room with an open-plan kitchen. The living room offers direct access to the sunny terrace.

The property has 4 bedrooms, 2 of which have an en-suite bathroom with a shower. The master bedroom also features a walk-in wardrobe and direct access to the terrace. The separate bathroom is fitted with a bath, a double washbasin and a toilet.

The garden is a lovely place to relax by the heated swimming pool, in the pool house with summer kitchen, or whilst playing pétanque. The garden is fully fenced and accessed via an electric gate.

This energy-efficient property is fitted with solar panels, and the heating/cooling system is ducted. A small wood-burning stove provides the necessary cosiness in winter.

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

LOCAL TAXES

Taxe foncière: 1921 EUR

Taxe habitation: EUR

NOTES