

## Saint-Ambroix - GARD - Charming and spacious family home with a garden and direct access to the river



## INFORMATION

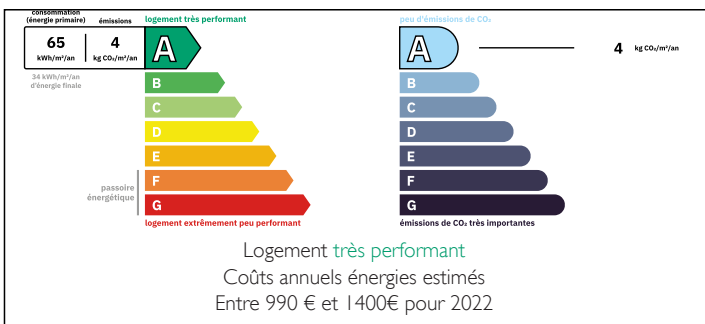
Town:	Saint-Ambroix
Department:	Gard
Bed:	4
Bath:	2
Floor:	159 m2
Plot Size:	2127 m2

## IN BRIEF

Charming property with 3 bedrooms on the ground floor, a light-filled living area with a fireplace and direct access to a spacious covered terrace. Large kitchen with a dining area, a bathroom with a walk-in shower and a practical utility room. Attic floor accessible via a fixed staircase, with the potential for an additional bedroom and bathroom (already fitted with a shower and toilet). Fully fenced plot with direct access to the river and a spacious workshop/storage room in the garden. Located within walking distance of shops and amenities.

Ideal as a family home or second home!

## 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

Charming and spacious family home with a garden and direct access to the river in Saint-Ambroix

Discover this spacious and versatile family home, ideally situated in the charming town of Saint-Ambroix, a short distance from shops and amenities.

Upon entering the property, you are welcomed into a light and cosy living area with a fireplace, which opens directly onto a spacious covered terrace – perfect for enjoying the outdoors all year round. The large kitchen with a pleasant seating area forms the heart of the home and offers every comfort for everyday family life.

On the ground floor, there are three full-sized bedrooms and a modern bathroom with a walk-in shower. The property also features a practical and spacious utility room.

The attic, accessible via a fixed staircase, offers plenty of possibilities. This space can easily be converted into an extra bedroom with a bathroom, as a shower and toilet are already in place.

Outside, you can enjoy a fully fenced plot with direct access to the river – a unique asset for nature lovers. The garden also features a large multi-purpose space currently used as a studio, ideal for hobbies or extra storage.

Thanks to a number of recent investments (insulation and a heat pump), this is a highly energy-efficient home with an A energy rating.

A property with character, space and potential, perfect as a family home or second home in a green and peaceful setting.

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Information about risks to which this property is exposed is available on the Géorisques...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES