

Beautifully renovated family home with panoramic views, swimming pool.



## INFORMATION

Town:	Tresques
Department:	Gard
Bed:	5
Bath:	1
Floor:	141 m <sup>2</sup>
Plot Size:	630 m <sup>2</sup>

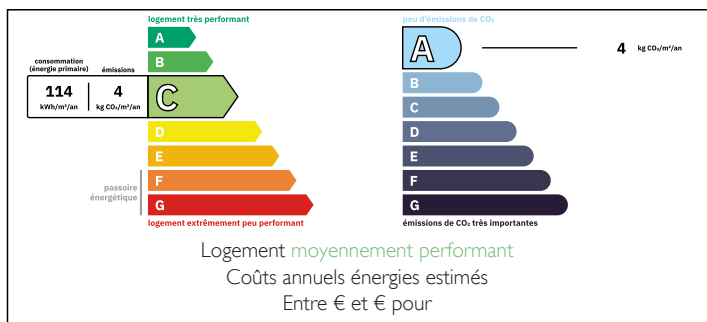


## IN BRIEF

Set on terraced grounds in an elevated position, this beautifully renovated and highly individual six-bedroom home enjoys breathtaking views over the village and surrounding countryside. Combining modern comfort with generous accommodation, it offers an exceptional setting for family life or entertaining.

Ideally located in a popular village with shops and amenities, just 20 minutes from the A9 and A7 motorways and 30 minutes from Avignon and its TGV station, this charming property offers the perfect blend of comfort, tranquillity and quality of life.

## 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.



## LOCAL TAXES

**Taxe foncière: 2330 EUR**

## NOTES

## DESCRIPTION

The ground floor features a bright and welcoming living area comprising a cosy sitting room, a convivial dining room with pellet stove and an elegant fitted kitchen opening onto a shaded outdoor dining area, perfect for enjoying summer meals. Also on this level is the spacious master suite with dressing room and en-suite shower room with WC, together with a utility room, separate WC and a veranda leading to the main entrance.

Upstairs, four further bedrooms and an additional shower room with WC provide ample space for family and guests. Reversible air conditioning via a heat pump ensures year-round comfort throughout the house.

Outside, the property benefits from a large carport and two secure parking spaces. On the upper part of the grounds, which can also be accessed via a second village road, an exceptional relaxation area awaits, featuring a 4 x 8 m swimming pool, a pool house with summer kitchen, a solarium and magnificent uninterrupted views across the village and valley below.

An old garage, already fitted with windows, offers exciting potential for conversion into an independent studio or guest accommodation, making it ideal for a rental project in this sought-after area.

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