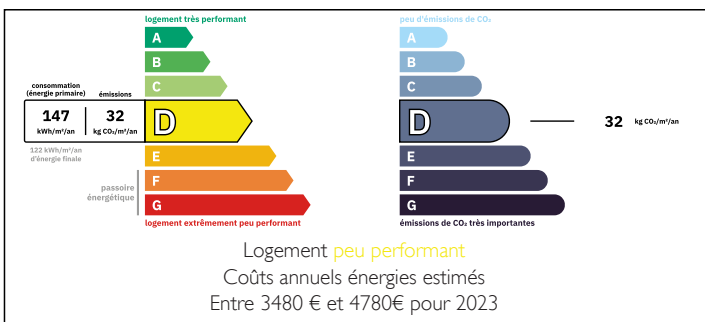


Charming Mediterranean Villa with Panoramic View & Pool Paradise



ENERGY - DPE



INFORMATION

Town:	Saint-Paulet-de-Caisson
Department:	Gard
Bed:	5
Bath:	2
Floor:	205 m2
Plot Size:	3323 m2

IN BRIEF

Charming Mediterranean Villa with Panoramic Views near the Gorges d'Ardèche.

Located in a quiet, sought-after area near Saint-Paulet-de-Caisson, this beautiful 1970s villa has been stylishly modernized (energy rating D, double glazing, air conditioning). Designed to capture stunning panoramic views, the home offers complete main-floor living: a central kitchen connecting to an enclosed veranda, two dining areas, a bright living room, three bedrooms, and a bathroom. The first floor features two additional bedrooms, a second bathroom, and storage.

The highlight is the private outdoor haven: a pool area (not overlooked) with its own bar and summer kitchen, multiple sun/shade terraces, a hobby room with carport, a large garage, and a second outdoor kitchen. To top it off, enjoy a lower private garden of ~1,000 m².

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 Mediterranean Villa with Panoramic View & Pool Paradise

Located in a sought-after, quiet neighborhood just outside Saint-Paulet-de-Caisson, close to the breathtaking Gorges d'Ardèche, lies this beautiful detached Mediterranean villa from the 1970s. The property has been stylishly modernized over the years, features an energy rating D, double glazing, and air conditioning for warm summer days.

Layout & Comfort

The villa is designed to make the most of the panoramic view from every angle. The heart of the home is the central kitchen, which connects seamlessly to the covered enclosed veranda and two cozy dining rooms. From the main dining room, you step directly into the spacious living room. All these living areas open onto the elevated side terrace.

The complete ground-floor living program offers exceptional comfort:

Ground Floor: Spacious enclosed veranda, large central kitchen, two dining rooms, bright living room, hallway leading to 3 bedrooms (one with a private shower and sink), and a stylish bathroom.

First Floor: A fixed staircase leads to 2 additional bedrooms, a second bathroom, and several practical storage spaces.

The Ultimate Outdoor Lifestyle

What truly makes this property unique is the outdoor area: a real paradise offering complete privacy.

* Terraces: Multiple outdoor spaces, both in the sun and shade, always offering a magnificent panoramic view.

* Pool Area: Superb swimming pool (not overlooked) equipped with a bar, outdoor kitchen, and several sun and shade terraces.

NOTES