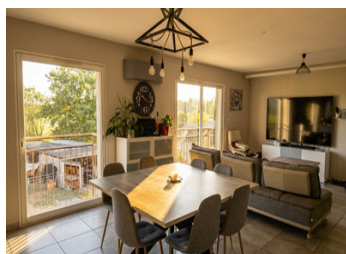


Recent 3-bed villa with pool, large garage and 15km from Uzès.



INFORMATION

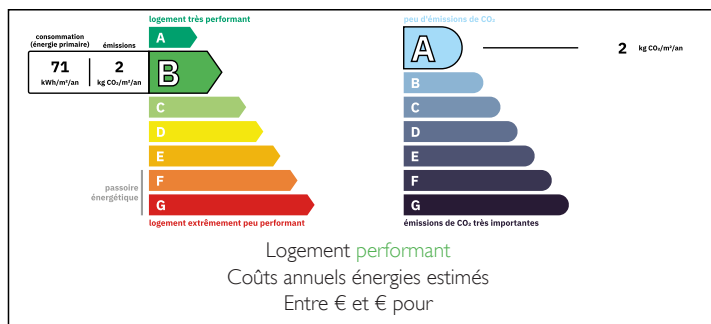
Town:	Pouzilhac
Department:	Gard
Bed:	4
Bath:	2
Floor:	105 m2
Plot Size:	589 m2



IN BRIEF

Set in a quiet village with local grocery shop, restaurant and surrounding unspoilt countryside, this recent villa is approximately 15 km from Uzès with famous Saturday market, 12 km from Pont du Gard, conveniently situated for connections to airports & TGV at Nîmes (33 km) and Avignon (27 km).

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: 1317 EUR

NOTES

DESCRIPTION

Richard Singer of Leggett Immobilier International is delighted to present this recent villa, set on around 600 m² of garden. With views towards the Cévennes, a small pool, landscaped fish pond, summer kitchen and generous parking, it offers a peaceful and practical setting close to Uzès.

The main living level includes:

- Spacious living room with lovely views towards the Cévennes.
- Fitted open-plan kitchen.
- Utility room
- Three bedrooms with fitted cupboards.
- Bathroom with bath, shower and WC.
- Separate WC.

The lower level includes:

- Large garage.
- Etorage room.
- Occasional extra room with shower room and WC (not included in the official living area.)

Outdoor space and parking

- Small swimming pool.
- Landscaped fish pond.
- Summer kitchen, ideal for outdoor meals and evenings.
- Large carport for two vehicles.
- Automatic gate providing access to the property.

Technical features and comfort

- Air-to-water heat pump.
- Underfloor cooling.
- Reversible air conditioning in the living room.

Less than 25 minutes from Avignon and 35 minutes from Nîmes and their TGV stations, one hour from the coast and 15 minutes from Uzès, this recent villa combines practical accommodation, useful storage and pleasant outdoor spaces in a peaceful village location.

Information about risks to which this property is