

Exceptional 4-bed detached villa with garage, private garden and swimming pool in a village with amenities.

EXCLUSIVE



INFORMATION

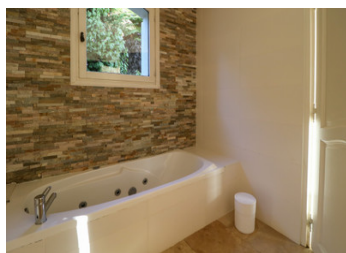
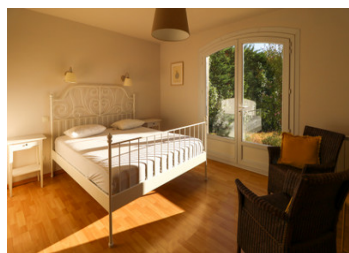
Town:	Saint-Hilaire-de-Brethmas
Department:	Gard
Bed:	4
Bath:	2
Floor:	160 m ²
Plot Size:	1500 m ²

IN BRIEF

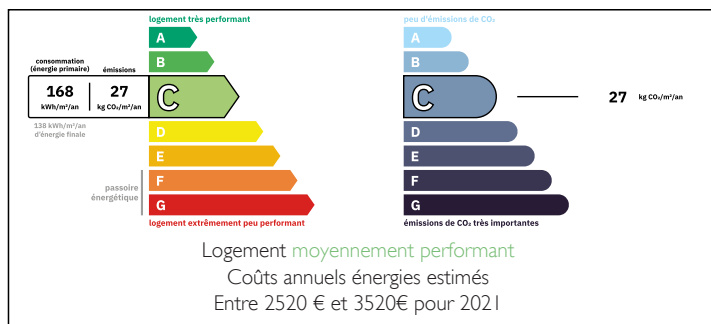
Richard Singer of Leggett Immobilier International is delighted to present this attractive detached villa, offering approximately 160 m² of comfortable living space set within a green garden of around 1,500 m².

Designed for relaxed family living and entertaining, the property benefits from a generous covered terrace, a superb 14 x 6 m swimming pool, four bedrooms, two bathrooms, air conditioning in the living room and every bedroom, and ample private parking. It would also be well suited to holiday letting.

Ideally located to enjoy both the countryside and the cultural attractions of southern France.



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.



NOTES

DESCRIPTION

Set in the residential village of Saint-Hilaire-de-Brethmas, the property benefits from local shops, schools, healthcare services and public transport, with the wider amenities of Alès within easy reach. At the gateway to the beautiful Cévennes National Park, it is also within reach of the Mediterranean coast (approx. 1hr drive). The medieval village of Vézénobres is only 8 km away, while Uzès, with its famous market, is around 30 km away. The Roman city of Nîmes, approx. 40 km away, offers a TGV station and airport, further transport connections are in Montpellier (around 1hr drive away).

This modern and comfortable home offers, on the ground floor:

- Entrance hall
- Welcoming living and dining room with a comfortable sitting area and wood-burning stove
- Adjoining fitted kitchen, well equipped for everyday living or holidays
- Covered terrace, ideal for long summer meals
- Office/fourth bedroom
- Separate WC
- Master suite with an en-suite bathroom featuring a walk-in shower, spa bath and double basin
- Practical laundry room
- Garage

On the first floor:

- Two further bedrooms with built-in wardrobes
- Shower room with WC

The fully enclosed landscaped garden, bordered by mature hedging, provides privacy and plenty of space to relax and enjoy the southern French sunshine. The large private swimming pool measures 14 x 6 m, ranges from approximately 0.9 m to 2 m in depth, and features Roman steps and a security alarm.

The property is completed by four on-site parking spaces, two of which are covered. Central heating, a