

Prestigious house from 19th cent. with pool and garage in lively village between Nîmes and Montpellier.

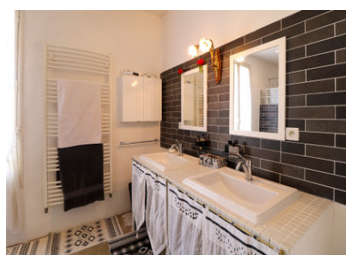


INFORMATION

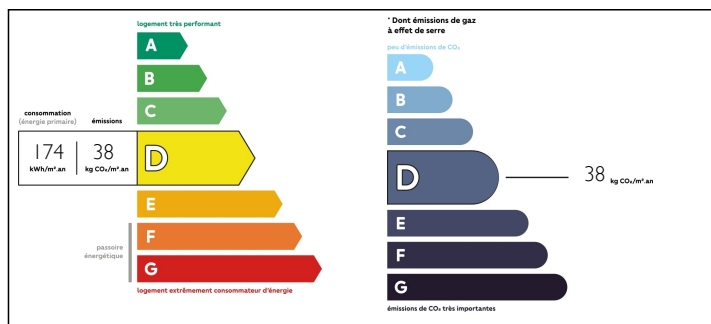
Town:	Aigues-Mortes
Department:	Gard
Bed:	6
Bath:	5
Floor:	400 m2
Plot Size:	715 m2

IN BRIEF

Experience the allure of a dream life - that's what this spacious former winegrower's residence offers. This charming and elegant house offers the ideal setting for a perfect family home or a convenient lock-up-and-leave holiday retreat. Situated in an authentic village, you'll find everything you need within easy reach, including a bakery, restaurants, cafes, doctors and other shops. The property is conveniently located just 25 km from the vibrant center of Nîmes with its Roman culture or 38 km from Montpellier with its airport and TGV train station. Enjoy the proximity to the nearest beach, just 13 km away, and easy access to the A9 motorway within a 5-minute drive.



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: 1213 EUR

Taxe habitation: 872 EUR

NOTES

DESCRIPTION

The house offers on the ground floor:

- Large entry hall (17 m²) adorned with original tiles
- Double living room (44 m²) with an open fireplace
- WC
- Dining room (22 m²) opening onto a
- Fully equipped kitchen (18 m²)

On the first Floor:

- 5 comfortable bedrooms (21 m², 21 m², 18 m², 16 m², 15 m²)
- 4 bathrooms
- WC
- Dressing room
- Office
- Spacious library/living room (48 m²)

Additional Features:

- Very spacious garage (58 m²) with direct access to the kitchen and garden
- Workshop (26 m²) with cellar (9 m²)
- Laundry room (21 m²)

Independent Suite:

- Suite bedroom (17 + 7 m²) located in an extension with a summer kitchen and a grand ballroom (65 m²) featuring a monumental fireplace. This space overlooks a private garden complete with a well and swimming pool (11 x 3,5m), complemented by a shaded sitting area by the pool or under the olive tree.

Heating:

- Central gas heating (partly underfloor).

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