

Spacious 4 bedroom villa (155 m ) with pool. In a charming village close to the Pont du Gard, 15 km from Uzès.



## INFORMATION

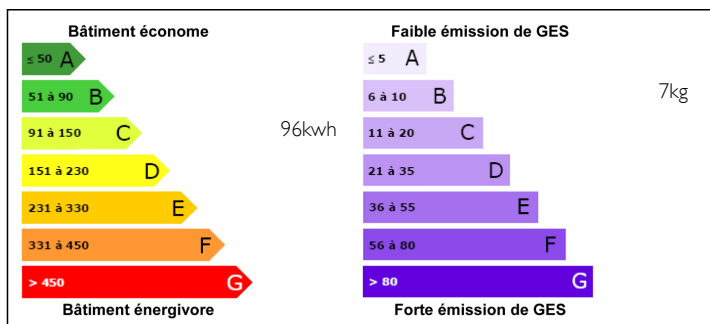
Town:	Castillon-du-Gard
Department:	Gard
Bed:	4
Bath:	2
Floor:	170 m2
Plot Size:	1933 m2

## IN BRIEF

Villa dating from 2000 on two levels with double glazed windows, central heating system. Built in a traditional way with quality materials and in a Provençal spirit. It is situated in a nice village with bakery and restaurants near the historic Pont du Gard, 15 km from Uzès, 25 km from Avignon and 30 km from Nîmes with connections to the airports and TGV stations.



## 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.



## DESCRIPTION

The house offers on the ground floor:

- entrance hall
- spacious living / dining room (43 m<sup>2</sup>) with access to the terrace overlooking the private garden with swimming pool
- fully equipped kitchen (13 m<sup>2</sup>)
- 3 bedrooms (13, 12, 14 m<sup>2</sup>)
- bathroom with bath and shower
- separate toilet
- laundry room (6,5 m<sup>2</sup>)

On the first floor:

- master bedroom (32 m<sup>2</sup>) with own bathroom, dressing and terrace (22 m<sup>2</sup>)

Spacious garage (125 m<sup>2</sup>)

Private garden with swimming pool (8x4m) and pool house with BBQ.

Automatic irrigation system.

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

## LOCAL TAXES

Taxe foncière: 1592 EUR

## NOTES