

Single storey 3 bedroom villa with independent guest house (70 m ), garage, garden and swimming pool.



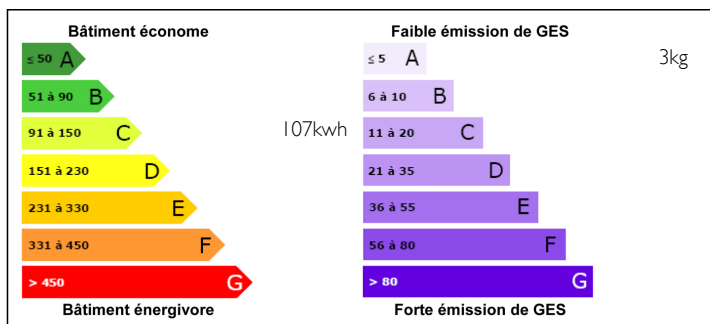
## INFORMATION

Town:	Tresques
Department:	Gard
Bed:	4
Bath:	3
Floor:	187 m2
Plot Size:	1483 m2

## IN BRIEF

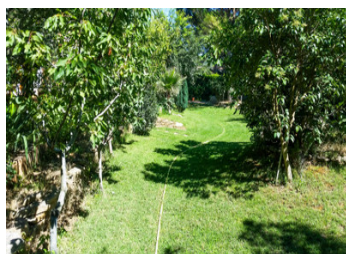
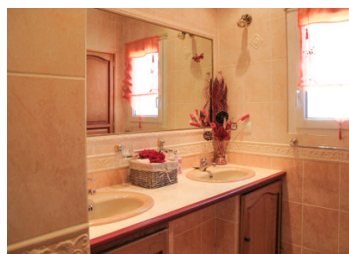
This modern, spacious house in traditional style with a tastefully landscaped garden is ideal as a year-round or holiday home. It is in a quiet part of a village with bakery and local shop, 8 km from Bagnols-sur-Cèze, 20 km from historic town Uzès, 32 km from Avignon, 48 km from Nîmes and 101 km from Montpellier with connection to the airport and TGV station.

## 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

[To view the interior of the house in 3D and 360 ° please click here](#)

Beyond the main entrance is living room with mezzanine for office opening to the fully equipped kitchen with dining room with fireplace and access to the terrace.

Behind the kitchen is laundry room/preparing kitchen and technical room with direct access to outside.

On the other side of the house are 3 bedrooms with wardrobes, separate toilet, dressing room and bathroom with shower.

The house is well insulated, double-glazed throughout, with central heating system, air conditioning, alarm system.

There is an independent guest house (70 m<sup>2</sup>) with kitchen, bathroom and living room with mezzanine and terrace.

In well-kept garden with swimming pool there are also a pétanque area, BBQ, garden shed and pool house with fitness room, toilet and bathroom (could be changed for another guest room).

Automatic watering system.

Remote controlled gate with camera.

House equipment and furniture negotiable.

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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: 1573 EUR**

## NOTES