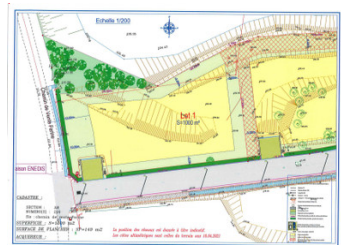


Land of 1000 m with view free constructor



INFORMATION

Town:	Rocheft-du-Gard
Department:	Gard
Bed:	0
Bath:	0
Floor:	149 m2
Plot Size:	0 m2

IN BRIEF

Magnificent building land fully serviced of 1000 m² on the heights of Rocheft with views, in a residential area. Possibility of floor area of 149 m² living space.

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 location offers a panoramic view of the Sanctuary of Our Lady of Grace. Built in 798 and known for its 70 miracles, it is today a place of prayer, reflection, formation, hospitality and charity. From its privileged position, this land offers an exceptional panorama of the surrounding nature and its Mediterranean landscapes.

Located 15 minutes from Avignon, Rochefort-du-Gard is a pretty Provencal town of just over 7600 inhabitants where you can enjoy a privileged quality of life. Very easy to access from the A7 and the A9 to connect the North of France and Spain, it is also only 15 minutes from the TGV station of Avignon. Lyon, Marseille and Montpellier are less than 1h20 away.

The city offers all services and shops, schools and college. A pretty Provencal market is held every Sunday. You can also reach Avignon very easily thanks to the Grand Avignon's public transport offer. A unique opportunity to realize your construction project in this beautiful environment.

Co-owned building of 5 units
Provisional annual charges: 10€

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

NOTES