

Saint- Brès - GARD - Beautiful large modern villa with 4 bedrooms, 2 bathrooms and independent studio

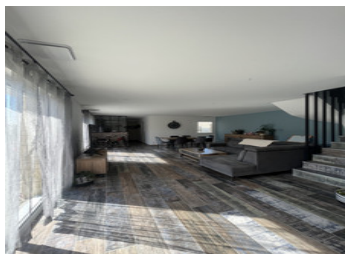


INFORMATION

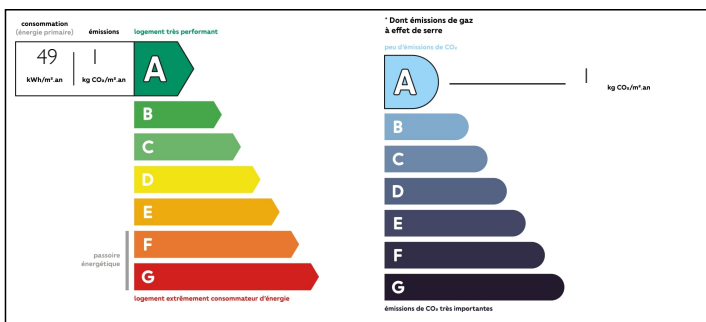
Town:	Saint-Brès
Department:	Gard
Bed:	4
Bath:	2
Floor:	212 m2
Plot Size:	1226 m2

IN BRIEF

This recently built house is located in a very quiet neighbourhood, has a very large and sunny terrace and all rooms with air conditioning, in addition the master bedroom has a dressing room and bathroom with bath and shower. Adjacent to the house there is a gite for 6 people with separate access.



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

This recently built house is located in Saint-Brès on the Ardèche-Gard border near Saint-Ambroix in a very quiet street.

On the ground floor is a large living room, fully equipped kitchen, the master bedroom and a storage room. The master bedroom has a dressing room, office and bathroom with bath and shower. The living room opens onto a large south-west facing terrace.

On the first floor there are 3 more bedrooms (12 m2 each) and 1 bathroom.

Attached to the house is a gite of 60 m2. It has a separate entrance and garden. The gite consists of a living room with open kitchen, bedroom and bathroom. The gite can accommodate up to 6 people.

NOTES

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