

## Saint-Denis - GARD - Fully renovated village house with 3 bedrooms and spacious terrace



## INFORMATION

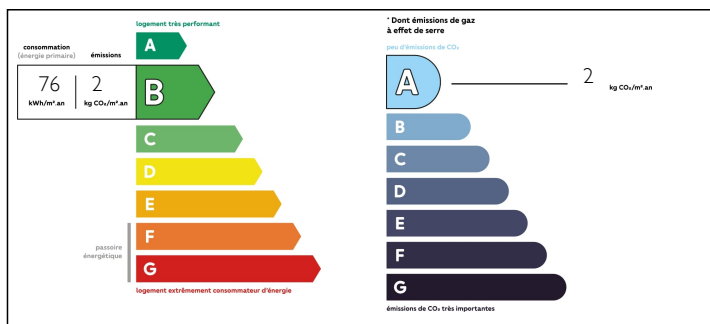
Town:	Saint-Denis
Department:	Gard
Bed:	3
Bath:	2
Floor:	135 m2
Plot Size:	118 m2

## IN BRIEF

Totally renovated stone house with double garage and sunny terrace

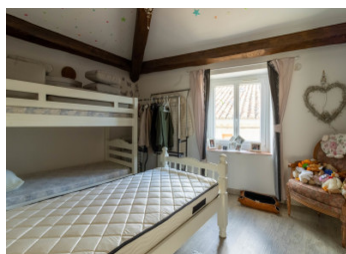
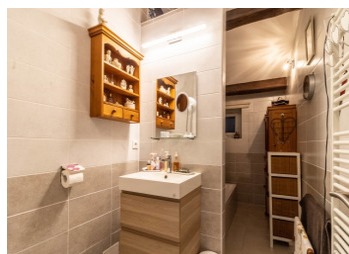


## ENERGY - DPE



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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 completely renovated village house is located Saint-Denis (Saint-Ambroix) in the north of the Gard.

On the ground floor, there is a double garage with automatic sectional doors and storage space.

On the first floor, there is a large bright living space with wood-burning stove and an open kitchen. The kitchen is fully equipped. Furthermore, there is a bedroom of 17 m<sup>2</sup> and bathroom en suite.

On the 2nd floor there are 2 bedrooms (14 m<sup>2</sup> and 15m<sup>2</sup>), séjour and a bathroom. The séjour gives access to a sunny terrace.

This space could be converted into living space. All connections are already in place.

Double glazing, aluminium shutters, a wood stove, a heat pump for underfloor heating and hot water supply make this a very energy-efficient house.

All amenities are nearby (Saint-Ambroix or Barjac)

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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: 900 EUR

## NOTES