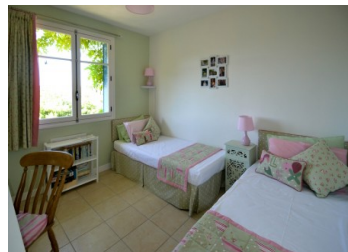


Charming country house with stunning views and large swimming pool near St Ambroix



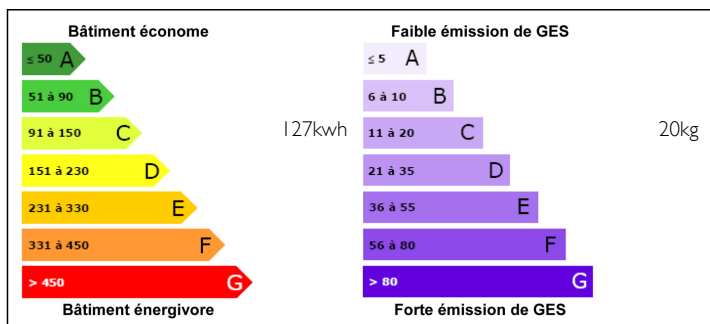
INFORMATION

Town:	LES MAGES
Department:	Gard
Bed:	4
Bath:	3
Floor:	200 m2
Plot Size:	2228 m2

IN BRIEF

A very lovely typically French style country house, unoverlooked, with an English garden, private parking and large swimming pool near the medieval town of St Ambroix. Four bedrooms and three bathroom, spacious living area and pretty kitchen leading out onto the terrace, with a view of the swimming pool and the hills and village in the distance. St Ambroix has primary and secondary schools, three supermarkets, and lots of individual food shops. There is a very large lively weekly market, and the town hold many festivals and antique fairs. There is a weekly "vide greniers" every Saturday in the main square. It is just 20 minutes from the beautifully renovated village of Barjac, which also holds markets and a very famous antique fair. In this region swimming is popular in isolated and magical surrounding rivers, and other outdoor activities include canoeing, horse-riding, kayaking, cycling and mountain climbing. There are famous caves...

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

Key characteristics :

- Not overlooked
- Quiet
- Lovely view
- Detached
- Large pool
- Large English style garden
- French windows opening out onto the terrace with a view of the pool
- 4 bedrooms and 3 bathrooms
- Typical French charm
- 5 minutes away from supermarkets and animated small town
- Courtyard with lots of parking

You arrive at this home and enter the large gravelled courtyard...this is surrounded by flowerbeds, and forms one of the possible terraces. There is also plenty of space for parking.

The house is on two levels. On the ground floor, which is double glazed, you have:

- living room (20m<sup>2</sup>) -view over the front garden
- sitting room/dining room with wood burning stove (28m<sup>2</sup>)- view over the back garden and pool
- well-designed kitchen, opening onto the south side of the house, where the main garden and pool are situated (14m<sup>2</sup>) - view over the back garden and pool

- laundry room (12m<sup>2</sup>)
- small "overwintering" glazed area (6m<sup>2</sup>)
- hall, with stone stairs, leading up to...

Upper floor (single glazed):

- Bedroom 1 (15m<sup>2</sup>) dual aspect with pretty bathroom en suite, includes bath and WC
- Shower room and WC (10m<sup>2</sup>)
- Bedroom 2 (12m<sup>2</sup>)
- Bedroom 3 (10m<sup>2</sup>) with view over the garden and hills
- Bedroom 4 (15m<sup>2</sup>) with en suite bathroom (10m<sup>2</sup>)

The house is heated by a wood burning stove, and an oil burning stove, with additional electrical radiators.

## LOCAL TAXES

Taxe foncière: **600 EUR**

## NOTES