

Provençal villa in a quiet hamlet near Goudargues, with beautiful garden, pool and apartment.

EXCLUSIVE



INFORMATION

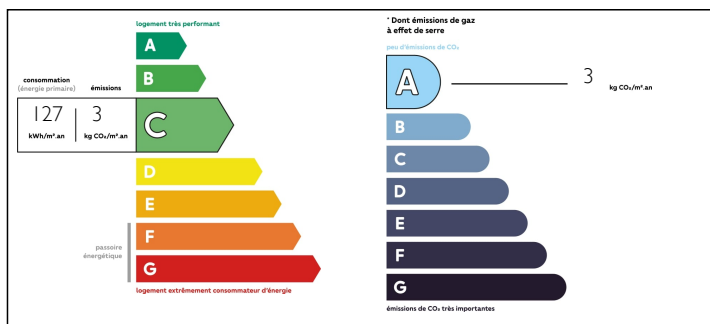
Town:	Cornillon
Department:	Gard
Bed:	3
Bath:	2
Floor:	158 m2
Plot Size:	2375 m2

IN BRIEF

House dating from 2003 with good energy efficiency score, and a beautiful pool with magnificent views over the surroundings and a lovely mature garden. Guest apartment on the first floor.



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.



LOCAL TAXES

Taxe foncière: 1550 EUR

NOTES

DESCRIPTION

Close to the popular touristic area of Goudargues and Bagnols sur Cèze, and easy to reach from the A7 motorway, is this 3 bedroom villa, with a pool house and garage for 2 cars. Surrounded by a very pretty garden with mature trees and a lot of flowers.

The house is very practical and built to receive friends in their own apartment, accessible from the entrance hall.

It also has a wine cellar and a pantry next to the kitchen.

Ground floor:

entrance hall, annex laundry room, stairs to apartment. 11m2

toilet 1,2m2

dining room 20m2

living room with open fireplace 28m2

kitchen 6m2 and pantry/store room 13m2

bedroom 14m2 with bathroom 10m2 and dressing 3,5m2

First floor:

independent apartment with 2 bedrooms each 10m2, bathroom 6,5m2 and living room with kitchen 20m2

Downstairs: wine cellar

Outside:

heated pool with hard cover

poolhouse (19m2)

open garage for 2 cars (42m2)

The garden has 2 entrances, both leading to a quiet public road. There are terraces north- and south-facing, being comfortable in summer and in wintertime.

It is on mains drains and town water.