

Great opportunity for village house from 18th century with 3 bedrooms in charming village near Anduze.

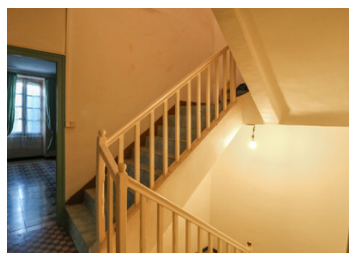


INFORMATION

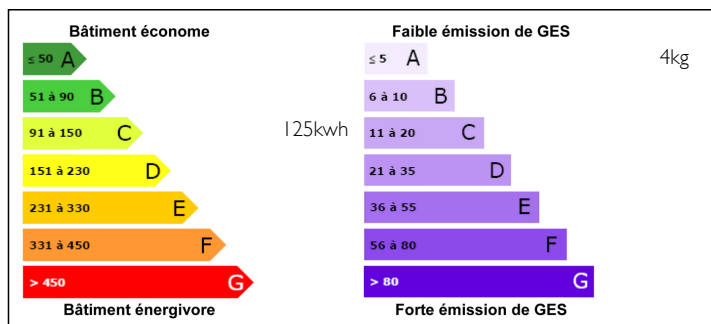
Town:	Lézan
Department:	Gard
Bed:	3
Bath:	1
Floor:	125 m2
Plot Size:	0 m2

IN BRIEF

This property is situated in the centre of beautiful village with a local shop, bakery, post office, restaurants and school. Located in Gard, only 10 km from Anduze, 35 km from Nîmes or 66 km from Montpellier with connection to the airport and TGV stations.

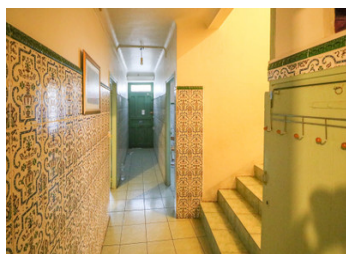


ENERGY - DPE



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 property offers on the ground floor:

- main entrance
- living room
- dining room
- kitchen
- wc
- bathroom
- utility/storage room

On the 1st floor:

- 3 bedrooms
- office (could be another bedroom)

On the 2nd floor:

- spacious attic for potential further development.

No garden, but potential to create the roof terrace.

Interesting price for new project. Most of the walls are not supporting, so the disposition could be changed. There is no bathroom on the 1st floor at the moment.

Heating by 3 air-condition units.

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

LOCAL TAXES

Taxe foncière: **490 EUR**

NOTES