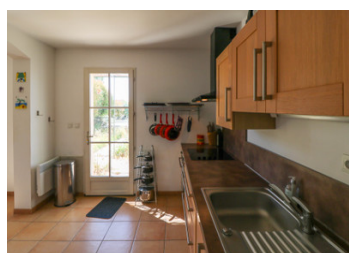


Beautiful villa with garden and swimming pool in residential commune near typical Provencal village.

EXCLUSIVE



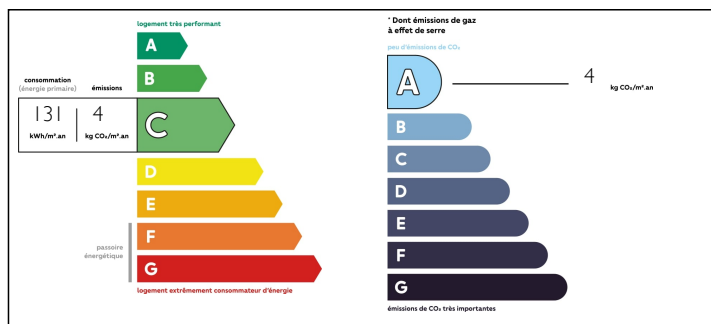
INFORMATION

Town:	Sernhac
Department:	Gard
Bed:	5
Bath:	3
Floor:	153 m2
Plot Size:	802 m2

IN BRIEF

This perfectly maintained house built in 2007 could be a perfect holiday or permanent home. It is situated in a residential, closed and secure development near the charming village with all standard services (bakery, local shop, restaurants). Great area for kayaking, hiking, biking, horse riding or golf. Popular places nearby historic Pont-du-Gard (8 km), Uzès with famous market (20 km) or Arles (32 km). This house is conveniently situated 18 km from Nîmes or 29 km from Avignon with connections 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

On the ground floor:

- spacious living room (45 m²) opening to the fully equipped kitchen (10 m²) and overlooking the terrace and the garden with swimming pool.

- WC
- laundry room
- play room (former garage) (13 m²)

On the first floor:

- main bedroom (15 m²) with own bathroom with shower and terrace
- 2nd bedroom (9 m²) with bathroom with shower and toilet
- 3 more bedrooms (each approx. 10 m²)
- WC
- Bathroom with bath

Fully fenced garden (800 m²) with terrace and swimming pool 10x5m.

Easy to rent out.

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

LOCAL TAXES

Taxe foncière: 2220 EUR

Taxe habitation: 1394 EUR

NOTES