

Very unique property in calm environment with original pool and spacious garden, near town with all amenities.



INFORMATION

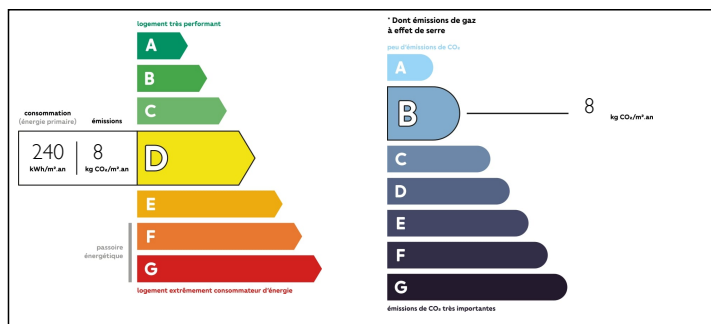
Town:	Sabran
Department:	Gard
Bed:	6
Bath:	5
Floor:	358 m2
Plot Size:	5985 m2



IN BRIEF

This spacious villa, build in 60' is surrounded by vineyards and woods, with views over the countryside, located on the edge of Provence near villages with full of character and charm with many romans sights, Côtes du Rhône vineyards, markets, museums or hiking tracks. Conveniently situated only 10 km from Bagnols-sur-Cèze, 27 km from Uzès, 30 km from Orange, 29 km from historical Pont du Gard and for connections to airports & TGV stations at Avignon (40 km) or Nîmes (50 km).

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: 2300 EUR

NOTES

DESCRIPTION

The main house has on the ground floor:

- very spacious living / dining room with open plan fully equipped kitchen (83 m²), fire place and access to 3 terraces on different site, giving the opportunity be on the sun or hide in the shade
- mezzanine with shower and toilet
- 1st bedroom with bathroom with bath, shower and wc
- independent entrance hall
- separate toilet

- spacious laundry room
- 2nd fully equipped kitchen
- 2nd living / dining room with fire place opening to the terrace
- 2nd bedroom with bathroom with bath and wc

On the first floor:

- 2 more bedrooms one with own terrace
- bathroom with shower and wc

Independent guest house (40 m²) with small kitchen, bedroom and bathroom.

Heating type: electric ceramic radiators in each room.

Solar panels for hot water production.

2 wells.

Fully fenced private garden, not overlooked with swimming pool and pool house.

Very good business rental potential, lots of storage space, double garage, garden sheds.

Must be seen!

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