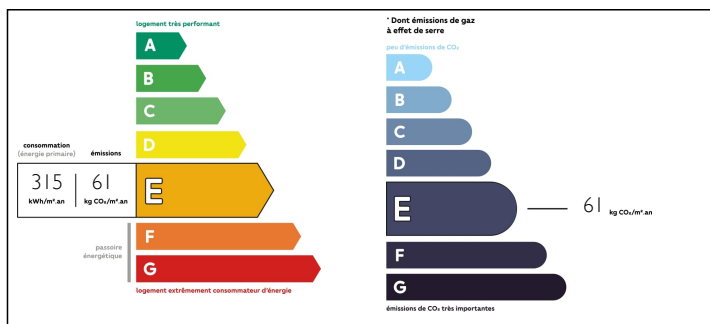


Near SOMMIERES: Beautiful 3-bed house with panoramic views and private terraced garden with the pool.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Sommières
Department:	Gard
Bed:	3
Bath:	2
Floor:	127 m2
Plot Size:	5345 m2

IN BRIEF

Between the Mediterranean and Cévennes is nestled this beautiful house in quiet environment with views towards Pic Saint Loup and the Cévennes in walking distance to the village with bakery and school, near many walking and cycling trails, 12 km from Quissac or Sommières, conveniently situated for connections to airports & TGV stations at Roman city of Nîmes (27 km) or Montpellier (45 km).

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: 1500 EUR

Taxe habitation: 1623 EUR

NOTES

DESCRIPTION

The house offers on the ground floor:

- Very spacious garage (86 m²) with windows, which could be easily converted for additional rooms or independent flat
- Laundry room
- Cellar

On the 1st floor:

- Spacious living/dining room (55 m²) with fireplace, opening to the south facing terrace with BBQ with spectacular views.
- Fully equipped kitchen (9,5 m²)
- 3 bedrooms (10, 15 et 10 m²)
- Bathroom with bath and toilet (4,5 m²)
- Shower room and toilet (2,6 m²)

On the top floor:

- Mezzanine with small sitting room (15 m²)
- Roof terrace (8 m²)
- Attic

Fully fenced private terraced garden with different sitting corners.

Swimming pool (concrete) 10x5m (depth 2,2m) with shower.

Easily to be rented out.

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