

Charming property in the centre of the medieval village of Saint-Ambroix with 5 bedrooms with exceptional view

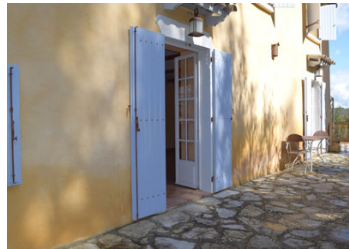


INFORMATION

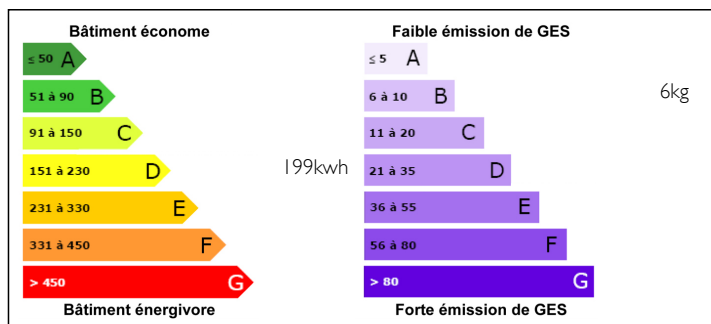
Town:	Saint-Ambroix
Department:	Gard
Bed:	5
Bath:	2
Floor:	150 m2
Plot Size:	4847 m2

IN BRIEF

Extraordinary house with a large vaulted room and an exceptional view with two sunny terraces. Close to all amenities in a quiet location.



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 charming property is located in the medieval town of Saint-Ambroix, on the border between the departments of Gard and Ardèche, close to all amenities with exceptional views!

A large authentic stone staircase leads you to the main house, with a nice entrance and a sitting/living room of about 38m², a separate fitted kitchen which has direct access to a nice terrace without overlooking, and a toilet. Upstairs, there are three bedrooms of about 9m², a shower room and a bathroom with toilet.

On the ground floor, the property offers a large vaulted room with utility room, as well as a room that can be used as a separate extra bedroom.

This property also offers an additional bedroom with a separate entrance of about 11 m², as well as a studio that can be connected to this bedroom. The house also has a cellar and a garage of 23m²

The house stands on a nice, terraced plot of 4800 m², planted with olive trees and vines and with beautiful views. Amenities are very close by...

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

LOCAL TAXES

Taxe foncière: 1731 EUR

NOTES