

Single storey 3bed villa with garage, garden and pool in beautiful village with shops, close to Pont du Gard.



## INFORMATION

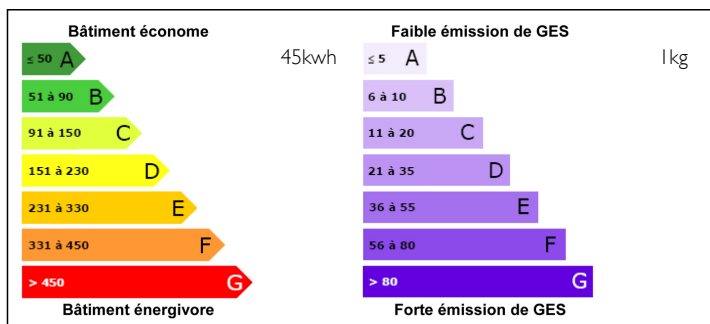
Town:	Vers-Pont-du-Gard
Department:	Gard
Bed:	3
Bath:	1
Floor:	82 m2
Plot Size:	405 m2

## IN BRIEF

This very comfortable villa (build in 2013) is located in charming village near historical Pont du Gard with local shop, bakery, post office, bar, pharmacy and restaurant, surrounded by vineyards, 15 km from Uzès and 25 km from Avignon or 30 km from Nîmes with connections to the airports & 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.



## LOCAL TAXES

**Taxe foncière: 871 EUR**

## NOTES

## DESCRIPTION

This very comfortable house consists of:

- Entrance with built-in cupboard
- Open-plan living room (36 m<sup>2</sup>) with fully equipped kitchen overlooking the terrace (18 m<sup>2</sup>)
- Laundry room
- Bathroom with bath
- Separate toilet
- 3 bedrooms (each approx. 10 m<sup>2</sup>) with built-in cupboard
- garage (18 m<sup>2</sup>)

Very modern and economical house with air-condition.

Fully fenced private garden (405 m<sup>2</sup>) with swimming pool (3.5×2.5 m).

Easy to rent out for long term or seasonal.

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