

Very spacious 6-bedroom house with beautiful large garden and pool with cover.

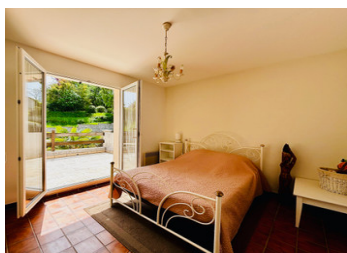


INFORMATION

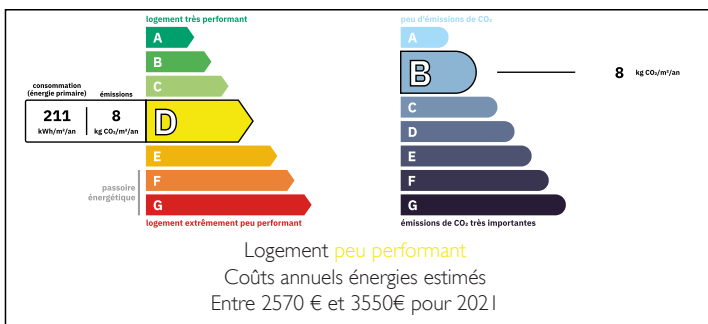
Town:	Molières-sur-Cèze
Department:	Gard
Bed:	6
Bath:	2
Floor:	177 m2
Plot Size:	7951 m2

IN BRIEF

A large house with 6 bedrooms, 2 bathrooms, garden and swimming pool in a very quiet area

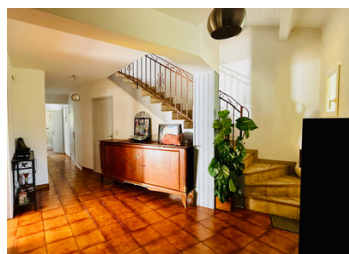


ENERGY - DPE



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

House with a swimming pool in a quiet location and stunning views

On the ground floor, there is a spacious living room with direct access to the terrace and the swimming pool. The living room features a wood-burning stove with a built-in cassette, which creates a cosy atmosphere. Adjacent to this is a fully fitted kitchen measuring 14 m², which opens onto a veranda. Also on this floor are a 13 m² bedroom, a bathroom with shower, a separate toilet and a utility room.

On the first floor are five bedrooms, each approximately 13 m². Two of these rooms have direct access to a 20 m² terrace. There is also a bathroom and a separate toilet on this floor.

The large, terraced garden is largely wooded and offers plenty of privacy. The covered swimming pool with a dome provides a cool retreat and can be used for much of the year.

The basement comprises a spacious 72 m² garage and a 22 m² storage/cellar room.

The property features double glazing, electric heating and reversible air conditioning (hot/cold).

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

NOTES