LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A30306DIV30 Price: 237 000 EUR

agency fees to be paid by the seller

Gagnières - GARD - 3-bedroom house with garden in a quiet location















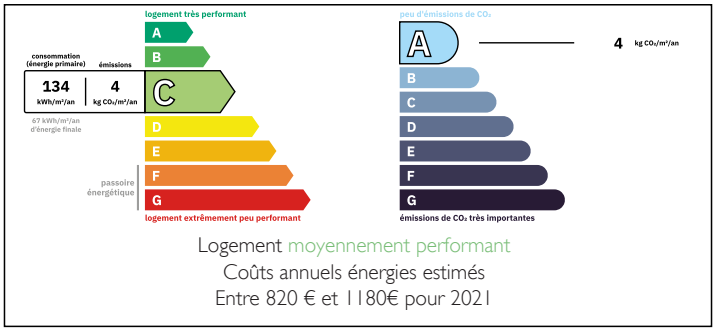
INFORMATION

Town:	Gagnières
Department:	Gard
Bed:	3
Bath:	1
Floor:	104 m2
Plot Size:	2400 m2

IN BRIEF

3-bedroom house on one level and large garden in a quiet location.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 820 € et 1180€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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DESCRIPTION

Single-floor house in a very quiet area. The house has a large living space with an open kitchen (47 m2) The corridor gives access to 3 bedrooms (11 - 9 - 9 m2) with built-in wardrobes and bathroom. The garage of 22 m2 accommodates 1 car and offers the necessary storage space. The covered terrace at the front of the house is directly accessible from the living space. The fireplace offers the necessary pleasant warmth during the cold periods of the year, an air conditioner provides the necessary cooling in summer. The large garden of 2400 m2 is suitable for the construction of a swimming pool

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

LOCAL TAXES

Taxe foncière:	**1000 EUR**
Taxe habitation:	**800 EUR**

NOTES

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