LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A37736RSI30 Price: 90 000 EUR

agency fees to be paid by the seller

Charming 2-bed holiday home with terrace in holiday residence with pools and amenities near Nimes.















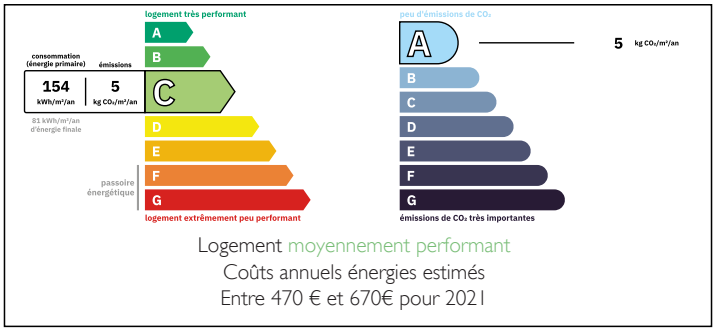
INFORMATION

Town:	Calvisson
Department:	Gard
Bed:	2
Bath:	1
Floor:	41 m2
Plot Size:	26 m2

IN BRIEF

Nestled in the heart of the scenic Vaunage, between Nîmes. Montpellier and the coast, this charming holiday home is part of "Le Mas des Vignes", a secure tourist residence in Calvisson. This popular area combines the calm of the countryside with proximity to beaches, cities and cultural sites. The residence offers excellent amenities including indoor and outdoor pools, tennis courts, a restaurant, bar, grocery shop, ping-pong tables, and more. With local markets, restaurants and vineyards nearby, the property is perfect for holidays, rentals or a peaceful secondary residence. Just 40 minutes from the beach and 15 minutes from Nîmes or 37 km from Montpellier, it also offers great access to the TGV and airports.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 470 € et 670€ 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.

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NOTES

DESCRIPTION

Interior Features:
- Approx. 41 m² living space across 2 levels
- Ground floor: open-plan lounge and dining area
- Functional semi-equipped kitchen
- Guest WC and storage space
- Upstairs: 2 bedrooms with garden views
- Shower room with basin and WC

Exterior:
- Private garden/terrace 26 m²
- Outdoor seating area perfect for sunny meals
- Dedicated private parking space

Comfort & Equipment:
- Double glazing (PVC windows)
- Connected to mains drainage
- Sold furnished

Residence & Facilities:
- Gated, secured residence on 15 hectares
- Indoor and outdoor swimming pools
- Tennis court, multi-sport areas, mini-golf
- Boules pitch, ping-pong, playgrounds
- On-site summer restaurant and bar
- Local grocery shop for essentials

Usage & Potential:
- Available for year-round occupation or seasonal rental
- Excellent investment opportunity with strong returns
- Ideal as a first-time buyer's home or holiday retreat

Ownership & Fees:
- Property part of a co-ownership
- Annual charges: approx. 1,316 €
- Energy cost estimate: 470 €– 670 €/year (2021 rates)

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

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