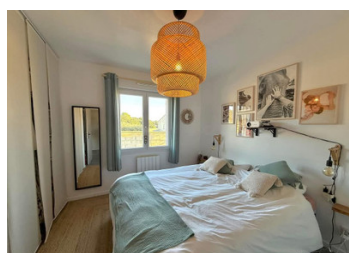
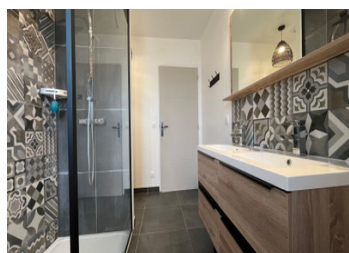


SINGLE-STOREY VILLA WITH 5 BEDROOMS ON A 1,299 M PLOT



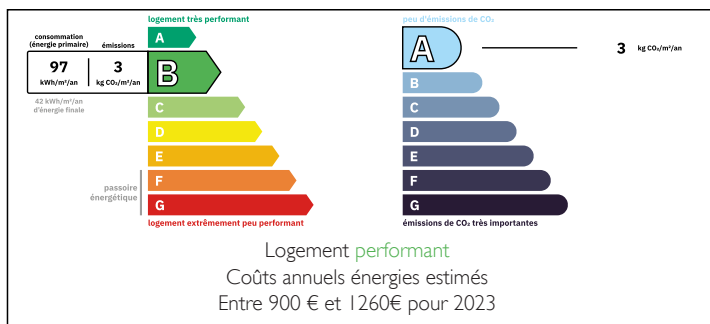
INFORMATION

Town:	Cabrières
Department:	Gard
Bed:	5
Bath:	1
Floor:	116 m ²
Plot Size:	1299 m ²

IN BRIEF

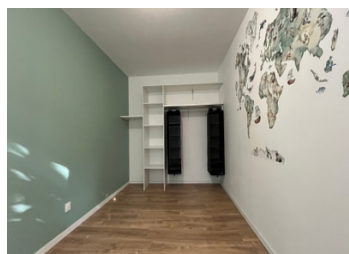
Single-storey villa with 116 m² of living space, located in the pretty village of CABRIÈRES, between Nîmes, Uzès and the famous Pont du Gard. This villa, completely renovated in 2020 and perfectly maintained, comprises a living room opening onto a south-facing terrace with an open-plan fitted kitchen, 5 bedrooms, a bathroom with a walk-in shower and an adjoining garage. The enclosed garden with trees is completely peaceful and has an above-ground swimming pool.

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

Heat pump
Thermodynamic water heater
Above-ground swimming pool
Enclosed garden
Electric shutters
Non-insulated countryside
Water softener

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

LOCAL TAXES

Taxe foncière: 1588 EUR

NOTES