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Ref: A40102EEE30 Price: 388 500 EUR

agency fees to be paid by the seller

Saint-Ambroix - GARD - Single-storey house with living room, 4 bedrooms, 3 bathrooms, pool, garden and land















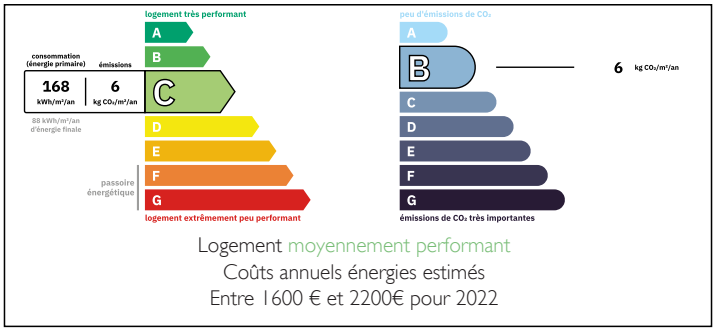
INFORMATION

Town:	Saint-Ambroix
Department:	Gard
Bed:	4
Bath:	3
Floor:	102 m2
Plot Size:	1256 m2

IN BRIEF

Large single-storey house with 4 bedrooms, 3 bathrooms and open-plan living space. The property is located in a very quiet area with breathtaking views. A large south-facing terrace and swimming pool make this property ideal as a holiday home.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1600 € et 2200€ pour 2022

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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LOCAL TAXES

Taxe foncière:	**1949 EUR**
Taxe habitation:	**1315 EUR**

NOTES

DESCRIPTION

Newly built single-storey villa with swimming pool and panoramic views of Saint-Ambroix

This newly built single-storey villa offers stunning panoramic views of the medieval town of Saint-Ambroix and features all the comforts you need for a pleasant stay.

The spacious and light-filled living area, featuring an open-plan kitchen, is bathed in natural light thanks to the large windows. Both the living room and the adjoining bedroom are fitted with air conditioning with a heating function.

The villa has four bedrooms and three bathrooms. One of the bedrooms, with an en-suite bathroom, is fully wheelchair-accessible, making the property suitable for people with reduced mobility.

The spacious south-facing terrace offers a stunning view of the swimming pool and is the ideal spot to enjoy the Mediterranean climate. Part of the plot is fully fenced.

The property is currently being successfully let during the summer season and therefore represents not only a wonderful second home but also an attractive investment with good letting potential.

There is also the option to purchase an adjacent plot of approximately 1,300 m². This plot is suitable for building on.

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