

Cottage for 4 people, 55m with 800m garden and private heated swimming pool



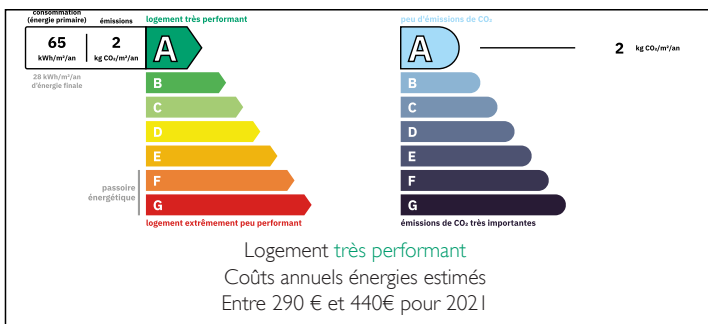
## INFORMATION

Town:	Orgnac-l'Aven
Department:	Ardèche
Bed:	2
Bath:	1
Floor:	55 m2
Plot Size:	800 m2

## IN BRIEF

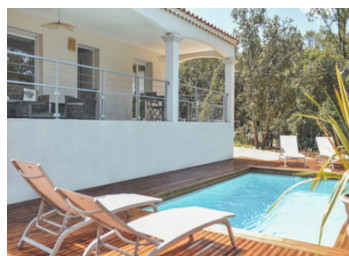
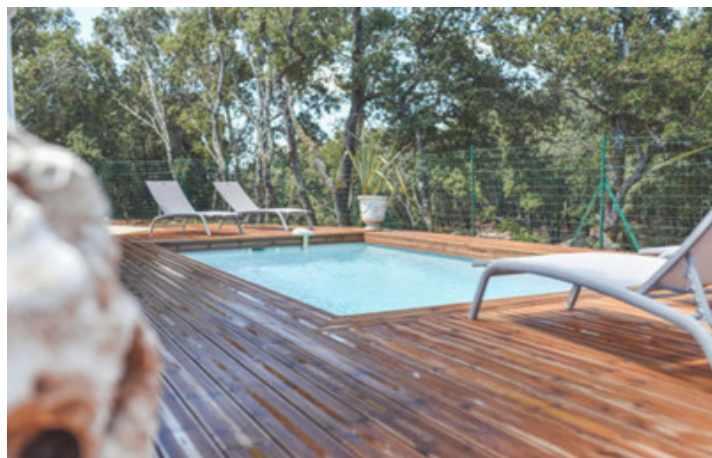
Cottage for 4 people, 55m<sup>2</sup>  
with 800m<sup>2</sup> garden  
private heated swimming pool  
private pétanque court  
28m<sup>2</sup> shaded terrace

## 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

A haven of nature and light

Here, nature is everywhere, absolute calm reigns, and your gaze wanders without ever encountering another neighbor.

This 55 m<sup>2</sup> AA-rated cottage is a unique place, designed to slow down, breathe, and savor every moment.

The house is centered around a bright living area with an open-plan kitchen, simple yet welcoming.

Two inviting bedrooms offer a place to rest, complemented by a bathroom with a walk-in shower and a separate toilet.

Outside, time stretches out:

a 28 m<sup>2</sup> covered terrace for enjoying breakfast to the sound of birdsong,

a vibrant and peaceful 800 m<sup>2</sup> Mediterranean garden,

a heated and secure swimming pool, promising long summer days,

a private pétanque court for shared moments,

and two discreetly integrated private parking spaces.

The location is ideal, nestled between natural wonders and a relaxed lifestyle:

a short walk from the Aven d'Orgnac cave,

1 km from the village and its shops,

20 minutes from the Pont d'Arc,

and 10 minutes from Barjac Loisirs, offering canoeing and hiking.

A rare, timeless place, ideal as a second home or for seasonal rentals, where

every stay becomes a cherished memory.

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Information about risks to which this property is

## LOCAL TAXES

**Taxe foncière: 435 EUR**

**Taxe habitation: 290 EUR**

## NOTES