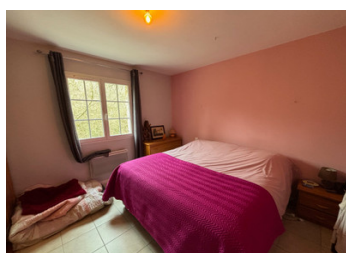
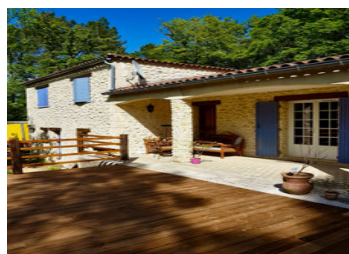


UNDER OFFER * Molières-sur-Cèze - House with 3 bedrooms, large living room, open kitchen, garage and garden



INFORMATION

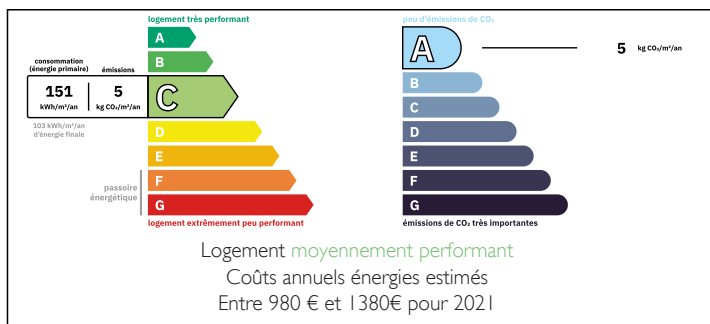
Town:	Molières-sur-Cèze
Department:	Gard
Bed:	3
Bath:	1
Floor:	107 m2
Plot Size:	8808 m2



IN BRIEF

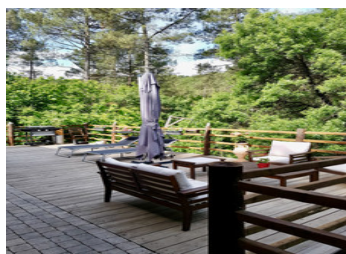
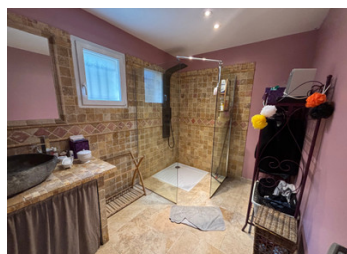
This property is located in an oasis of tranquillity in the Cévennes National Park near Saint-Ambroix. With a spacious living area and three bedrooms, this property is ideal as a family home or holiday home.

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

This property is located in an oasis of tranquillity in the Cévennes National Park near Saint-Ambroix. The spacious living area of 57 m² has an open-plan kitchen. A Godin wood-burning stove provides the necessary atmosphere and warmth in the living area. From the living area, you have direct access to the spacious, partially covered terrace.

Half a floor above the living area, you will find three spacious bedrooms of approximately 13 m². The bedrooms offer views of the surrounding nature. This floor also features a bathroom with a large walk-in shower and a separate toilet.

The garage is directly accessible from the living area. The garage also serves as a laundry and storage room.

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

LOCAL TAXES

Taxe foncière: 1461 EUR

NOTES