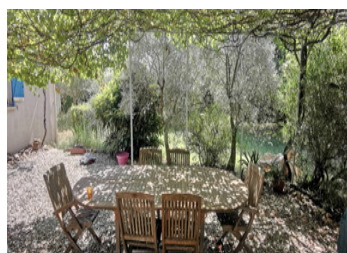


Single-storey family home – 134 sqm on 1,500 sqm of pool-ready land



INFORMATION

Town:	Rocheft-du-Gard
Department:	Gard
Bed:	5
Bath:	2
Floor:	134 m2
Plot Size:	1500 m2



IN BRIEF

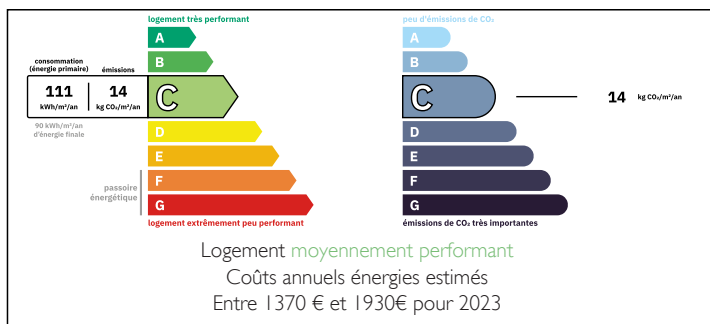
Nestled in a peaceful, green setting, this pleasant 134 sqm home offers a highly desirable living environment, ideal for family life.

Single-storey and thoughtfully designed, it features:

- A bright living area with an adjoining fitted kitchen and direct access to the terrace and garden
- A master suite with bathroom
- Four additional bedrooms
- A shower room with WC
- A separate WC

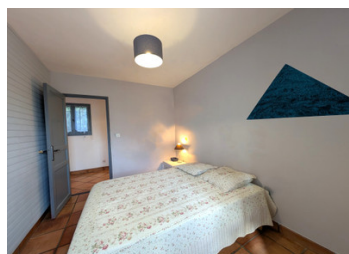
It is also possible to enlarge the living area by using the space of one of the bedrooms, creating an even more spacious lounge according to your needs.

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.



LOCAL TAXES

Taxe foncière: 1851 EUR

NOTES

DESCRIPTION

A bioclimatic home in a picturesque rural setting

The layout of the house allows you to fully enjoy the outdoor spaces, particularly thanks to a sheltered terrace, ideal for outdoor dining even on windy (mistral) days.

Comfortable and bright, this home has been cleverly designed with a South/West thermal vestibule that limits heat loss in winter.

In summer, the green pergola provides natural shade and a pleasant cooling effect, enhancing comfort on the terrace and inside the house.

Its numerous glazed openings allow natural night-time ventilation for optimal comfort throughout the year.

The entire property has been meticulously maintained.

Features

- Reversible air conditioning
- Energy performance rating (DPE): C, indicating good energy efficiency
- Oil heating
- Solar panels
- Pool-ready land
- Rainwater harvesting system
- Garage

Location

The charming commune of Rochefort-du-Gard in the Gard offers a peaceful and sought-after living environment.

It benefits from:

- A variety of local shops, with the Sunday market serving as a friendly gathering place for residents
- Quick access to the A9 and A7 motorways
- Avignon TGV station just 15 minutes away