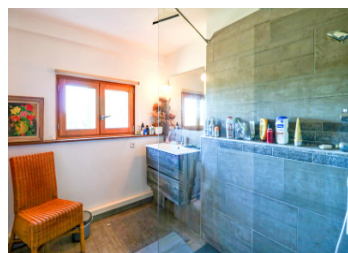
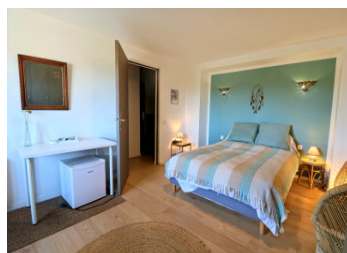
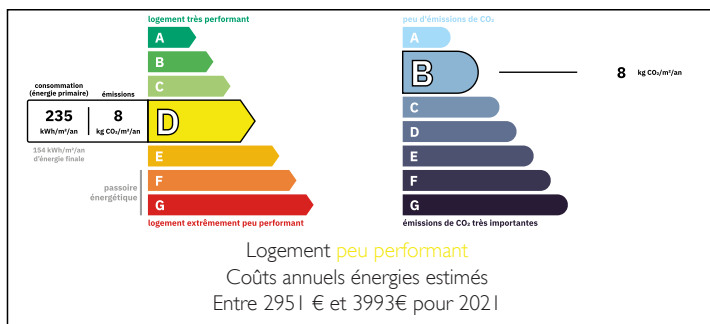


Charming stone house with garden and rooftop terrace in lively village between Nîmes and Montpellier

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Aigues-Vives
Department:	Gard
Bed:	2
Bath:	2
Floor:	170 m ²
Plot Size:	200 m ²

IN BRIEF

Located in a charming village environment, where you'll find everything you need within easy reach, including a bakery, restaurants, cafes, pharmacie, doctors and other shops. The property is conveniently located just 25 km from the vibrant center of Nîmes with its Roman culture or 37 km from Montpellier with its airport and TGV train station. Enjoy the proximity to the nearest beach, just 28 km away, and easy access to the A9 motorway within a 5-minute drive.

This beautiful stone house offers approximately 170 m² of living space and combines authentic character with comfortable living. The property benefits from a northeast exposure and features a pleasant garden as well as a spacious rooftop terrace with beautiful open views over the surrounding countryside. Ideal as a main residence or a holiday home, the house offers generous living areas and flexible...

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: 1400 EUR

NOTES

DESCRIPTION

This attractive village house immediately impresses with its authentic character and generous volumes offers:

On the ground floor:

- Spacious living room of approximately 70 m² with open-plan kitchen
- Secondary kitchenette / utility space with washing machine area
- WC
- Direct access to the garden

On the 1st floor:

- 1st bedroom
- Bathroom with shower
- WC
- Dressing room with additional bed
- Office
- Storage room

On the 2nd floor:

- 2nd bedroom
- with bathroom with bath and WC
- rooftop terrace of 30 m² offering lovely open views over the countryside

Outdoor areas:

- Garden of approximately 300 m² with various trees and flowers, with BBQ and garden shed.

Parking available for 2 cars.

Heating with new ceramic electric heaters and air-conditions.

(possibility to instal elevator)

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