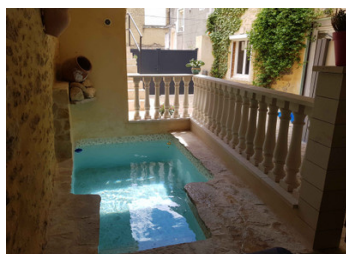


Renovated character village house with jacuzzi, terraces and rental potential near Pont du Gard.



INFORMATION

Town:	Lédénon
Department:	Gard
Bed:	5
Bath:	3
Floor:	202 m2
Plot Size:	180 m2

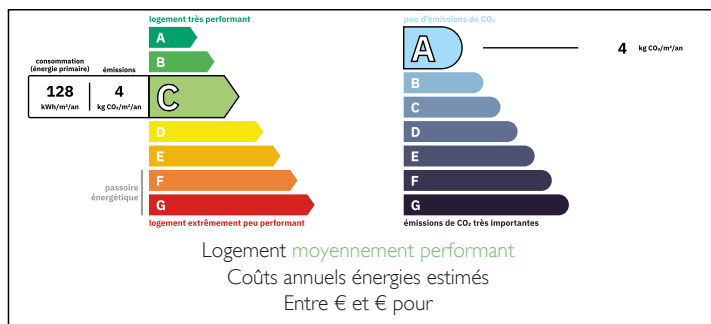


IN BRIEF

Ideally located between Nîmes and the Pont du Gard, in a charming village with all amenities, this beautifully renovated village house combines authentic character with modern comfort. Offering approximately 200 m² of living space, the property features exposed stone walls, wooden beams, a flowered roof terrace with spa, and an interior patio with plunge pool.

The house offers excellent flexibility, either as a spacious family home or as a property with rental income potential thanks to its independent apartment. Situated just 15 minutes from Nîmes and its TGV stations, 5 minutes from the Pont du Gard, 25 minutes from Uzès and within easy reach of Avignon, the Camargue, the Alpilles and Mediterranean beaches, the location is ideal for tourism and holiday rentals.

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: 700 EUR

NOTES

DESCRIPTION

This charming renovated village house offers approximately 200 m² of living space arranged over several levels.

- on the ground floor with independent one-bedroom apartment (approx. 45 m²):

- Open-plan fitted kitchen and living area
- 1 bedroom
- Shower room
- Private terrace

Ideal for:

- Guest accommodation
- Seasonal rental
- Independent family space

On the first floor:

Main living accommodation featuring:

- Spacious living room with wood-burning stove
- Balcony
- Fully fitted kitchen with central island
- Dining room
- 3 bedrooms
- Shower room with WC
- Dressing room
- Utility/laundry room

On the 2nd floor is superb master suite including:

- Large bathroom
- Balneo bathtub
- Access to the magnificent roof terrace
- Spa/Jacuzzi area
- Open views over the village rooftops

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