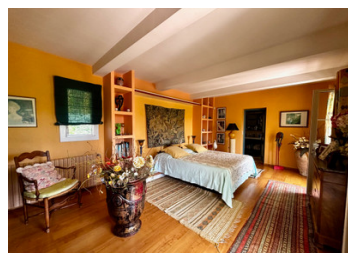


## Lédignan - Gard -Very spacious house with independent studio and a swimming pool

### EXCLUSIVE



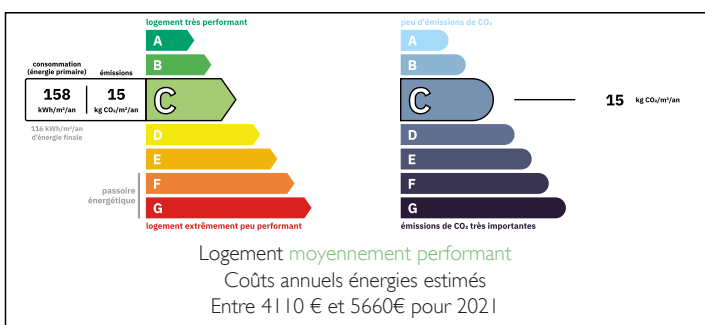
### INFORMATION

|             |          |
|-------------|----------|
| Town:       | Lédignan |
| Department: | Gard     |
| Bed:        | 4        |
| Bath:       | 3        |
| Floor:      | 305 m2   |
| Plot Size:  | 1900 m2  |

### IN BRIEF

A very spacious house with 3 bedrooms, 2 bathrooms, a study, a separate flat, a double garage offering plenty of privacy, a swimming pool (covered) and a pool house

### 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: 4020 EUR**

## NOTES

## DESCRIPTION

Exclusive property with breathtaking views in Lédignan (Gard) – Southern France

Do you dream of space, comfort and authentic living in the South of France? Then this beautiful property in the charming village of Lédignan is sure to captivate you immediately.

With a total living area of 305 m<sup>2</sup>, this property offers an exceptional combination of living comfort, privacy and a stunning natural setting.

Upon entering the property, you are welcomed into a spacious and light-filled living area with a cosy fireplace, ideal for cosy evenings with family and friends. The large open-plan kitchen forms the heart of the home and flows seamlessly into the living area.

The property also features:

- 3 spacious bedrooms
- 2 bathrooms
- A separate study, perfect for working from home or as a hobby room/ or extra bedroom
- Garage for 2 cars
- Fully fenced plot
- Electric entrance gate

The house is fitted with a heat pump for heating, cooling and hot water. During cold spells, additional heating can be provided by a oil-fired boiler.

On garden level is a small apartment, ideal as a guest house, for family visits or as a rental opportunity.

Outdoor living at its best

The outdoor space is designed to make the most of the sunny climate of the South of France. Here you will find:

- A large swimming pool