LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45747RSI30 Price: 898 000 EUR

agency fees to be paid by the seller

Exceptional riverside property with infinity pool and independent apartment, just 30 minutes north of Uzès.















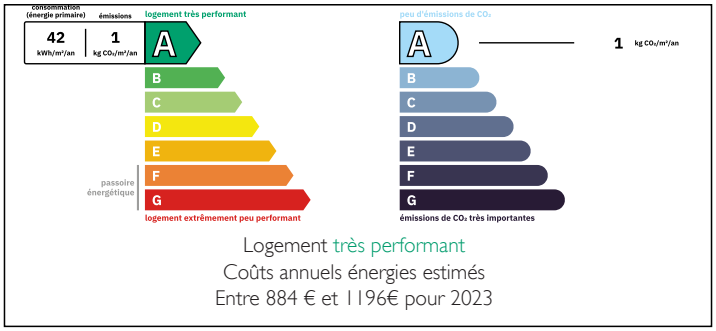
INFORMATION

Town:	Saint-André-de-Roquepertuis
Department:	Gard
Bed:	4
Bath:	3
Floor:	224 m2
Plot Size:	1757 m2

IN BRIEF

Set on the edge of one of the Gard's most picturesque villages, often referred to as the "Little Venice" for its canals and idyllic setting, this beautiful property immediately impresses with the quality of its materials and its privileged environment. Enjoying lovely open views over a charming river, where swimming is particularly enjoyable during the summer months, it offers generous living spaces arranged around an elegant infinity pool and its sunny terraces.

ENERGY - DPE



Logement très performant
Coûts annuels énergies estimés
Entre 884 € et 1196€ pour 2023

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.

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LOCAL TAXES

Taxe foncière: **2100 EUR**

NOTES

DESCRIPTION

The main level comprises a bright and spacious living room with fireplace opening onto a large terrace overlooking the river, a fully equipped kitchen with pantry, two bedrooms, a bathroom and separate WC.

Upstairs, the master suite provides a peaceful and private retreat with its own bathroom and solarium.

On the garden level, a self-contained apartment of approximately 70 m² offers ideal accommodation for family and guests, or excellent potential for seasonal rentals.
Combining modern comfort, quality materials and an exceptional natural setting, this rare property will appeal to those seeking tranquillity, authenticity and a privileged lifestyle close to Uzès.

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