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Ref: A45820EEE30 Price: 630 000 EUR

agency fees to be paid by the seller

Saint-Privat-des-Vieux - GARD - Villa with spacious living area, 4 bedrooms and a swimming pool







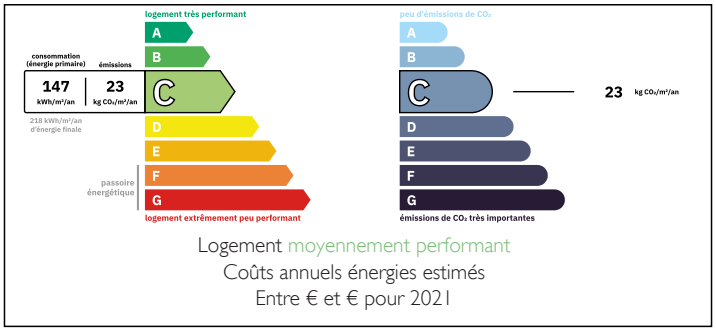








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre € et € pour 2021

INFORMATION

Town:	Saint-Privat-des-Vieux
Department:	Gard
Bed:	4
Bath:	2
Floor:	165 m2
Plot Size:	6725 m2

IN BRIEF

Villa with swimming pool and panoramic views in Saint-Privat-des-Vieux

Set in a peaceful, leafy area of Saint-Privat-des-Vieux, this charming villa is situated on a fully fenced plot of 6,725 m².

The property offers approximately 165 m² of living space, comprising a spacious and light-filled living area with a fireplace, an open-plan kitchen, four bedrooms (one of which serves as a study) and two bathrooms. Both the living room and the kitchen provide direct access to the spacious terrace, which offers breathtaking views of the surrounding countryside.

Outside, you can enjoy a swimming pool, a pool house of approx. 30 m² with a gym, a double garage, a carport for two cars and a camper van, and approximately 1,200 m² of building land.

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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LOCAL TAXES

Taxe foncière: **2357 EUR**

NOTES

DESCRIPTION

Exclusive villa with swimming pool, pool house and panoramic views in Saint-Privat-des-Vieux

Set in an extremely peaceful and leafy area of Saint-Privat-des-Vieux, this charming villa, built in 1984, is situated on a magnificent plot of no less than 6,725 m². This property combines space, privacy, comfort and exceptional views, making it ideal for those seeking a high-quality living environment in the south of France.

With a living area of approximately 165 m², the property offers a pleasant and functional layout. The spacious living area with its open-plan fireplace forms the heart of the home and, thanks to the large windows, enjoys an abundance of natural light and breathtaking panoramic views of the surrounding countryside. The open-plan kitchen flows seamlessly into the living area and, like the living room, provides direct access to the spacious terrace.

The villa has four bedrooms, one of which is currently furnished as a study, and two bathrooms. This makes the property perfectly suited to both families and those who work from home.

Outside, a true holiday atmosphere awaits. The swimming pool, together with the sunny terrace and the pool house of approximately 30 m², forms an ideal spot to relax and enjoy the Mediterranean climate. Part of the pool house is currently fitted out as a gym.

Practical amenities are also plentiful, thanks to the double garage, a carport for two cars and a campervan, and the fully enclosed garden, which guarantees maximum privacy.

An additional advantage is the approximately 1,200 m² of building land...