LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46097CHS30 Price: 549 000 EUR

agency fees to be paid by the seller

15th-Century Village House with Adjoining Garden and Pool



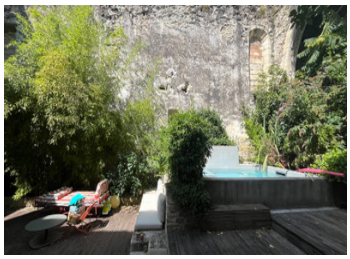












INFORMATION

Town:	Villeneuve-lès-Avignon
Department:	Gard
Bed:	3
Bath:	3
Floor:	115 m2
Plot Size:	370 m2

IN BRIEF

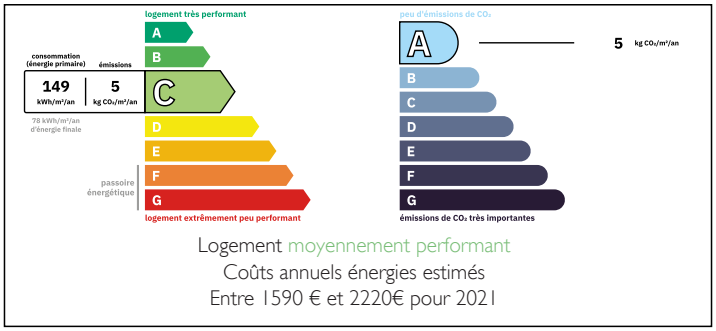
A superb village house, tastefully and fully renovated, offering old-world charm and contemporary comfort. This rare property consists of two separate living units, ideal for a rental business or for entertaining guests.

On the ground floor, a separate one-bedroom apartment features a living area with a fully equipped kitchen, as well as a bedroom with an en suite bathroom.

The main residence, located on the first floor, features spacious rooms and a warm atmosphere thanks to its stone walls. It includes a living area with a fully equipped kitchen and a central island, as well as a first bedroom with a private shower room.

Outside, the real highlight is undoubtedly the beautiful, secluded garden with its pond, which is accessible directly from the living room. It is completely enclosed by a stone wall and sheltered from prying eyes.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1590 € et 2220€ pour 2021

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

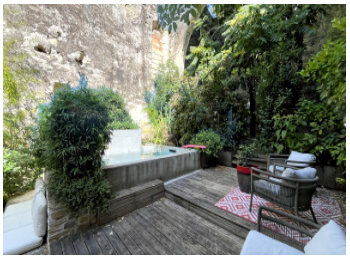
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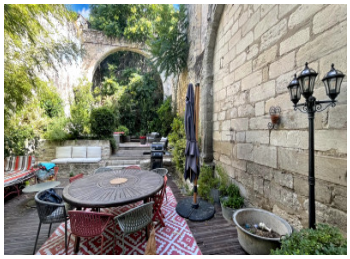
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LOCAL TAXES

Taxe foncière: **1200 EUR**

NOTES

DESCRIPTION

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AIR CONDITIONING
SWIMMING POOL
WOOD-BURNING STOVE
HISTORIC LANDMARK
STORES
BUS
TGV Station 10 Mn

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

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