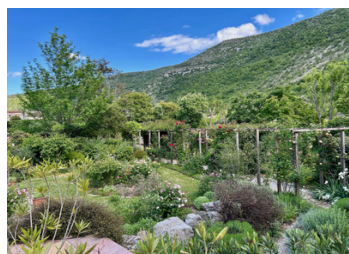


Rare & Exceptional Property with Breathtaking Views, Stunning Home & Gardens

EXCLUSIVE



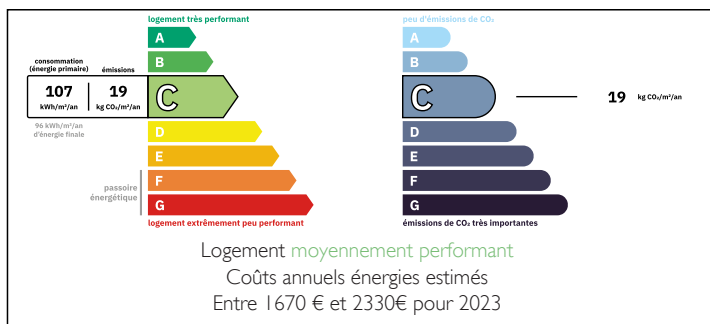
INFORMATION

Town:	Vissec
Department:	Gard
Bed:	3
Bath:	2
Floor:	164 m2
Plot Size:	3025 m2

IN BRIEF

If you are looking for peace and tranquillity away from the hustle and bustle, this could be the perfect place for you. This beautifully designed modern home, built to a high standard, is set on the edge of a picturesque medieval village within a UNESCO World Heritage Site. The property offers every modern comfort, including underfloor heating, a natural filtered swimming pool, lily pond, beautifully maintained gardens with a large vegetable garden, a garage with workshop, and extensive terraces surrounding the house. Despite the warm summer days, cool evenings an excellent insulation ensures a comfortable climate indoors. Local shops and services are easily accessible, while the Mediterranean coast and vibrant urban centres are within easy reach.

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: 790 EUR

NOTES

DESCRIPTION

House 164 m²

GROUND FLOOR

Veranda 7 m²

Terraces

Bedroom 2 11 m²

Bedroom 3 17 m²

Shower room & WC 6 m²

Utility room 13 m²

Hall 12 m²

Living 31 m²

Kitchen / dining 26 m²

First Floor

Hall 3 m²

Office 15 m²

Bedroom 1 17 m²

Shower room & WC 6 m²

OTHER

Garage

Workshop/garden shed

Pool

Lily pond

High speed Internet

Vegetable garden

Landscape gardens

Connected to mains drainage

Double glazing

Underfloor heating (gas)

Parking for multiple cars

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