

156-square-meter villa with 5 bedrooms plus a studio on a 1,300-square-meter lot with a pool



INFORMATION

Town:	Saze
Department:	Gard
Bed:	5
Bath:	3
Floor:	156 m2
Plot Size:	1300 m2

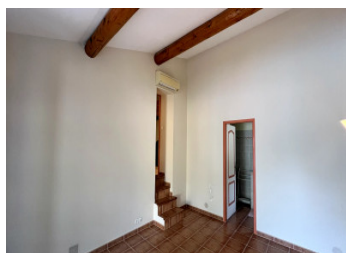


IN BRIEF

Just 12 minutes from Avignon, discover this beautiful family home with 156 m² of living space, ideally located at the end of a cul-de-sac in a quiet and peaceful setting on a 1,300 m² lot



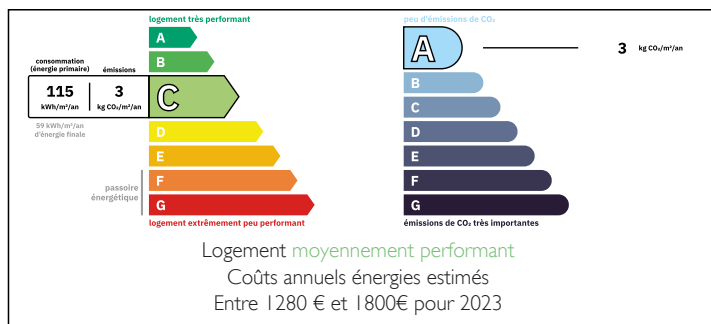
The house features spacious rooms and consists of 5 bedrooms, 2 bathrooms, and a pleasant living room with high ceilings that bring in plenty of light and create a sense of space.



The fully equipped kitchen, which opens onto the living area, creates a warm and inviting space,

Outside, you'll enjoy a beautiful 9 x 5 m swimming pool, fully secured, complete with an existing pool house, offering the possibility of setting up an outdoor kitchen.

ENERGY - DPE



A real bonus completes this property: a separate studio, ideal for hosting family and friends,

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.



DESCRIPTION

Heat pump

No renovations needed

Electric gate

Laundry room

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



LOCAL TAXES

Taxe foncière: 2051 EUR

NOTES