LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

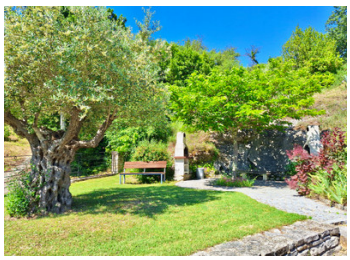
Ref: A47280DIV30 Price: 485 000 EUR

agency fees to be paid by the seller

A house with a living room, kitchen, 5 bedrooms, bathroom, 2 holiday cottages, swimming pool, garage,garden















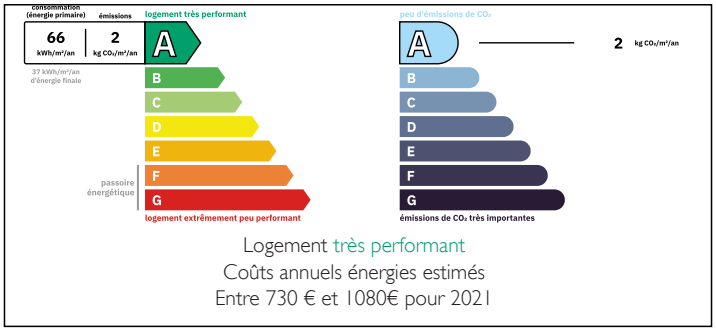
INFORMATION

Town:	Saint-Ambroix
Department:	Gard
Bed:	5
Bath:	3
Floor:	142 m2
Plot Size:	2300 m2

IN BRIEF

A house comprising a living room, kitchen, 5 bedrooms, a bathroom, 2 independent holiday cottages, a swimming pool, a garage and a garden

ENERGY - DPE



Logement très performant
Coûts annuels énergies estimés
Entre 730 € et 1080€ 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

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47280DIV30 Price: 485 000 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière:	**3848 EUR**

NOTES

DESCRIPTION

Spacious and light-filled villa with a swimming pool and 2 holiday cottages in Saint-Ambroix
Set on a magnificent 2,300 m² plot in Saint-Ambroix, this particularly spacious and light-filled villa offers 141 m² of living space. An ideal property for those wishing to combine space, comfort and the sunny southern lifestyle with attractive opportunities for letting or hosting family and guests.
The villa features 5 bedrooms, a large garden, a terrace, a conservatory and a balcony. You can make the most of the outdoors thanks to the inviting outdoor kitchen and the swimming pool, which is fitted with a modular dome, allowing it to be used for much of the year.
The two fully self-contained holiday cottages (60 m²), each accommodating between 4 and 7 people, are a major asset. Both are fully equipped and offer a wide range of possibilities: holiday let, guest house, accommodation for parents, or a combination of private use and rental income.
Features
* Living area: 141 m²
* Plot: 2,300 m²
* 5 bedrooms
* 1 bathroom
* Spacious and light-filled villa
* Garden
* Terrace and conservatory
* Balcony
* Outdoor kitchen
* Swimming pool with modular dome
* Carport
* 2 self-contained holiday cottages accommodating 4 to 7 people
* Solar panels
* Sofath heat pump, a reputable brand
A property with endless possibilities
This villa combines a spacious private residence with two self-contained holiday cottagesThis makes it particularly appealing to those looking for a spacious family home in the south of France whilst wishing to generate additional income or accommodate guests.
A spacious property offering privacy, a...