LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47556RSI30 Price: 430 000 EUR

agency fees to be paid by the seller

Renovated single-storey 3bed home on spacious land, peaceful and private near Connaux.















INFORMATION

Town:	Connaux
Department:	Gard
Bed:	3
Bath:	2
Floor:	145 m2
Plot Size:	4470 m2

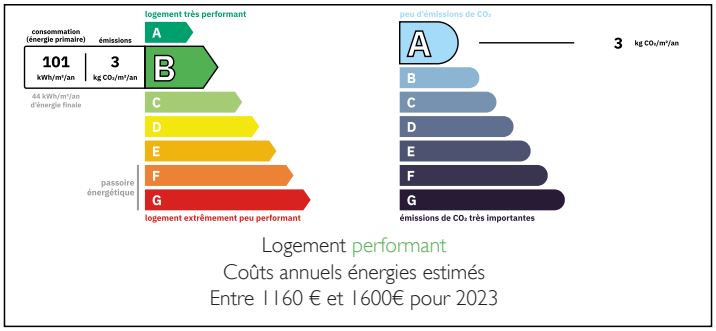
IN BRIEF

Richard Singer of Leggett Immobilier International is delighted to present this carefully renovated single-storey home of approx. 145 m², set in complete peace on 4,470 m² of fully fenced, tree-filled grounds with no overlooking neighbours.

The house offers a living room with fireplace, a dining room opening onto the large terrace on one side and the patio on the other, an east-facing veranda, an office, a fully fitted kitchen, three spacious bedrooms with built-in cupboards, including a principal suite, an dressing room, a utility/laundry room, pantry, two shower rooms and a WC. The 50 m² travertine terrace and several outdoor seating areas are ideal for enjoying the surrounding greenery.

The nearest village, 5min away by car, offers a bakery, butcher, pharmacy, restaurant and post office. Uzès is 20 km away, with connections to airports & TGV at Nimes...

ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 1160 € et 1600€ pour 2023

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.

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LOCAL TAXES

Taxe foncière:	**700 EUR**

NOTES

DESCRIPTION

Carefully renovated and particularly energy-efficient, this single-storey home offers generous rooms in a peaceful, private setting near Connaux. The fully fenced grounds extend to 4,470 m², with established trees and no direct neighbours.

The house offers approx. 145 m² of living space, arranged entirely on one level with:

- A dining room opening onto the spacious terrace on one side and the patio on the other.
- A living room with fireplace.
- An east-facing veranda.
- An office.
- A fully fitted and equipped kitchen.
- 3 spacious bedrooms with built-in cupboards, including a principal suite of over 18 m².
- A large 11 m² dressing room.
- A utility/laundry room and pantry.
- Two shower rooms and a WC.

Outdoor space

The 50 m² travertine terrace provides an inviting place to relax beneath the surrounding greenery. The spacious, fully fenced garden with olive trees and various others, is not overlooked and offers several different seating areas.

Technical features and comfort

- Excellent energy performance: B rating, with low consumption of 84 kWh/m²/year.
- Modern heating: an air-to-water heat pump supplying the radiators, with hot water also produced by a heat pump.
- PVC double-glazed windows with wooden shutters.

A ready-to-move-into home combining traditional character, modern comfort and generous outdoor space.

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