

## VILLAGE HOUSE, 188 M OF LIVING SPACE, WITH A TERRACE



## INFORMATION

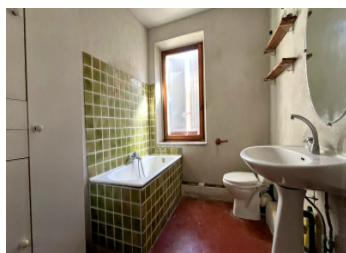
|             |        |
|-------------|--------|
| Town:       | Pujaut |
| Department: | Gard   |
| Bed:        | 5      |
| Bath:       | 1      |
| Floor:      | 188 m2 |
| Plot Size:  | 0 m2   |

## IN BRIEF

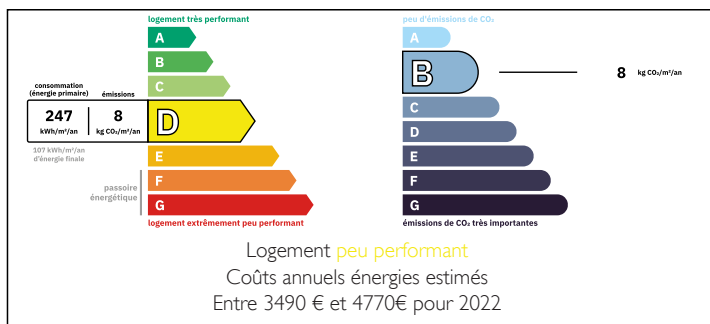
Unique 188 m<sup>2</sup> village house with a terrace.

Just 10 minutes from Avignon, discover this beautiful, charming village house with 188 m<sup>2</sup> of living space, spread over two levels and ideally located in the heart of the village, within walking distance of all amenities: schools, shops, and services.

This charming property features a spacious living area with exposed beams, stone walls, and terracotta flooring; a separate kitchen; three bedrooms; an office space; and an air-conditioned game room on the top floor, which opens onto a private terrace with unobstructed views; as well as two vaulted cellars on the ground floor.

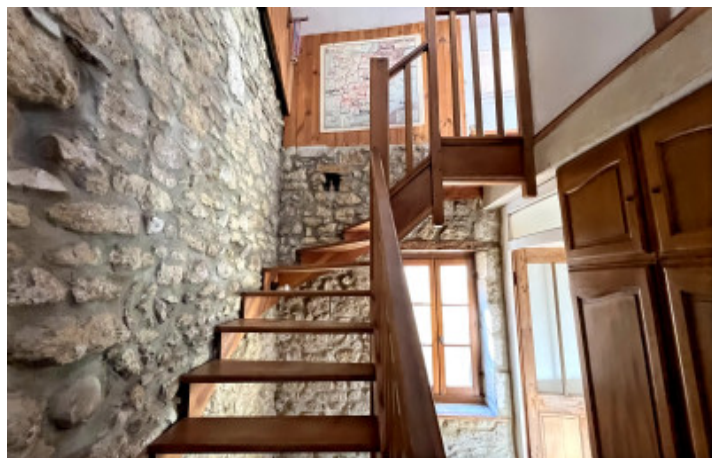


## ENERGY - DPE



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.



## DESCRIPTION

Just 10 minutes from Avignon, discover this beautiful, charming village home with 188 m<sup>2</sup> of living space, spread over two levels and ideally located in the heart of the village, within walking distance of all amenities: schools, shops, and services.

This characterful property features a spacious living area with exposed beams, stonework, and terracotta flooring; a separate kitchen; three bedrooms; an office space; and an air-conditioned game room on the top floor, opening onto a private terrace with unobstructed views, as well as two vaulted cellars on the ground floor.

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

## LOCAL TAXES

Taxe foncière: 3990 EUR

## NOTES