LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48138RSI30 Price: 758 000 EUR

agency fees to be paid by the seller

Single-storey villa with pool and garden in charming village with bakery and restaurant, 10 min. from Uzès.















INFORMATION

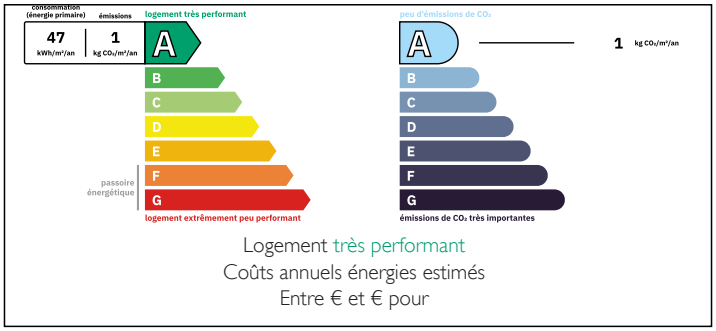
Town:	Garrigues-Sainte-Eulalie
Department:	Gard
Bed:	3
Bath:	1
Floor:	135 m2
Plot Size:	1200 m2

IN BRIEF

Richard Singer of Leggett Immobilier International is delighted to present this single-storey villa offering 135 m² of living space on a 1,200 m² enclosed and landscaped plot in charming village with bakery, restaurant, school and weekly markets with fresh fruit and vegetable from local producers could be perfect holiday home or permanent residence in the countryside with many walking and cycling trails and surrounding rivers. Other shops and services like pharmacy, doctor, post office, butcher, local shop are only 3 km away. It is conveniently situated for connections to airports & TGV stations at Nîmes (25 km) and Avignon (50 km), 10 km from historic town Uzès with famous Saturday market.

The property features 3 bedrooms, a spacious and bright living and dining room opening onto the terraces, a fitted kitchen, a practical utility kitchen and a bathroom with...

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.

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LOCAL TAXES

Taxe foncière: **1250 EUR**

NOTES

DESCRIPTION

This property offers:
Living areas
• A spacious entrance hall with a dressing area.
• A bright and spacious living and dining room, with French doors opening onto the terraces.
• A fitted and functional kitchen.
• An additional equipped kitchen/utility area for extra practicality.
Bedrooms and bathroom
• 3 comfortable bedrooms.
• A bathroom fitted with a balneotherapy bath, ideal for relaxing at the end of the day.

Outside
• Several terraces, providing different spaces for outdoor dining and relaxation.
• An inner patio offering a private and pleasant outdoor area.
• An above-ground swimming pool for enjoying the warmer months.
• An enclosed and landscaped garden.
Equipment and location
• Heating provided by a heat pump.
• Situated in a village with a school and local shops nearby.
• Convenient access to local amenities, schools and transport.
• The historic town of Uzès is approximately 10 minutes away.

This villa is an appealing option for those looking for comfortable single-level living in a peaceful village setting, with outdoor space to enjoy and the amenities of Uzès within easy reach.

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