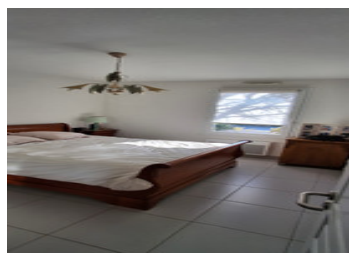
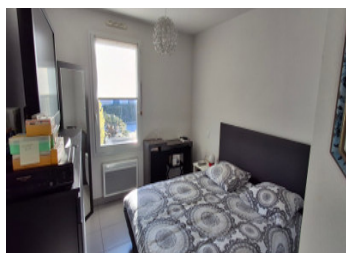


Single-storey home with private garden and garage and in secure residency with swimming pool.



INFORMATION

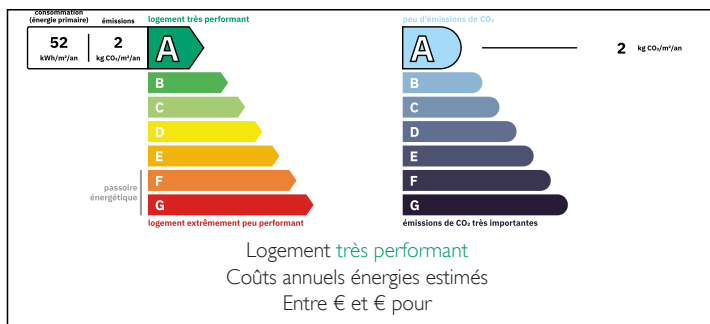
Town:	Cavillargues
Department:	Gard
Bed:	2
Bath:	1
Floor:	85 m2
Plot Size:	65 m2



IN BRIEF

Located within the secure Les Sénoriales residence, this single-storey home offers comfortable, easy living in a peaceful and welcoming environment. Designed for accessibility and convenience, it features two bedrooms, a fitted and equipped kitchen, a shower room with walk-in shower and a practical dressing room. Outside, a covered terrace opens onto a private garden, providing a pleasant space to relax and enjoy the sunshine. A private garage and parking space are valuable additional features. Residents also benefit from a swimming pool and communal areas, including lounges, a library and activity spaces. With local shops, medical services and countryside walks nearby, this property is ideal for those seeking a more relaxed lifestyle or for an investment opportunity.

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.



LOCAL TAXES

Taxe fonci re: **915 EUR**

NOTES

DESCRIPTION

- **Comfortable and practical living:** This single-storey home has been designed to make everyday life easier. Accessible to people with reduced mobility, it is easy to maintain and offers two bedrooms, a fitted and equipped kitchen, a shower room with walk-in shower and a useful dressing room.

- **Modern everyday conveniences:** Electric roller shutters with centralised controls provide added comfort, while the thermodynamic hot water system offers an energy-efficient solution for hot water production.

- **A pleasant private outdoor space:** The covered, sheltered terrace overlooks a private garden, creating an inviting setting for outdoor dining, relaxing or simply enjoying the warmer months in privacy.

- **Garage and private parking:** The property benefits from both a private garage and a dedicated parking space, a particularly useful advantage within the residence.

- **A secure and sociable environment:** Les S noriales offers a reassuring residential setting with a swimming pool and shared facilities, including lounges, a library, a TV room and activity areas. These spaces encourage social interaction while allowing residents to enjoy their independence and privacy.

- **Village amenities and countryside nearby:** The village offers a range of local amenities, including shops, medical services, independent tradespeople, wine cellars and associations. Those who enjoy the outdoors will appreciate the nearby walking routes through the garrigue and holm oak forests.

Whether you are looking for a comfortable home for retirement, a practical and accessible property for a family member, or an investment opportunity, this home offers an appealing combination of