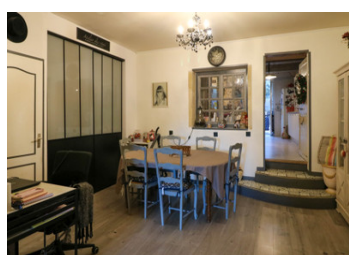


Character 4-bedroom house (212 m) with small garden and terrace in charming village near Pont du Gard.



INFORMATION

Town:	Lédénon
Department:	Gard
Bed:	4
Bath:	3
Floor:	212 m2
Plot Size:	250 m2

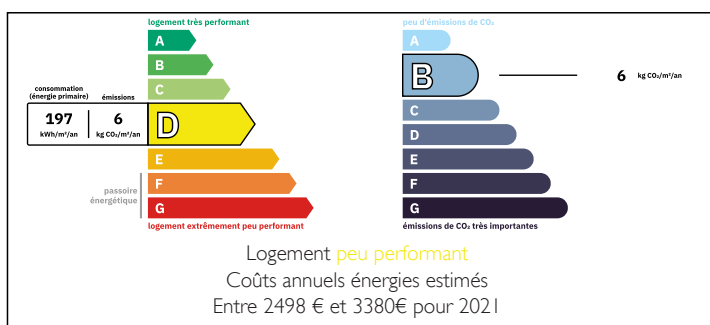


IN BRIEF

This character stone house with outside space and business potential could be a perfect holiday home or a permanent residence. It offers lots of opportunities and is situated in the centre of a village with bakery, local shop, restaurants.

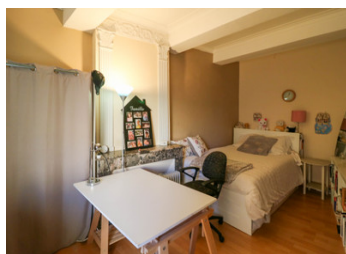
Great area for kayaking, hiking, biking, horse riding or golf. Popular places nearby include historic Pont-du-Gard (7 km) and the medieval town of Uzès (20 km). This house is conveniently situated 17 km from Nîmes and 29 km from Avignon with connections to airport & TGV. 10 km from the A9 motorway.

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

The house offers on the ground floor:

- 2 independent cellars (each of 70 m²)
- Main entrance with staircase leading to the 1st floor

On the 1st floor:

- Living room with fireplace (20 m²)
- Dining room (21 m²)
- WC
- Fully equipped kitchen (24 m²) opening to the private garden (65 m²) with olive trees
- 1st bedroom (15 m²)
- Bathroom with shower and bath (11 m²)
- WC
- 2nd bedroom (17 m²) with own terrace

On the 2nd floor:

- 3rd bedroom with own bathroom and toilet (19 m²)
- 4th spacious bedroom (27 m²) with own bathroom (8 m²) WC and mezzanine (12 m²) and sunny roof terrace (24 m²) overlooking the village.
- Spacious attic with mezzanine (50 m²) for potential further development.

Easy to rented out the whole lot or only 2 independent bedrooms on the 2nd floor.

Air-conditioned.

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

LOCAL TAXES

Taxe foncière: 800 EUR

Taxe habitation: EUR

NOTES