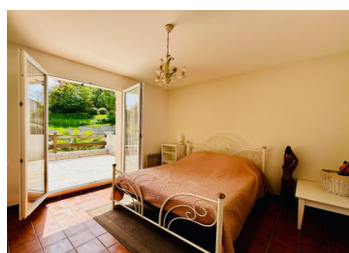
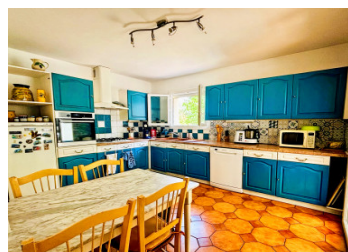


Very spacious 6-bedroom house with beautiful large garden and pool with cover.



## INFORMATION

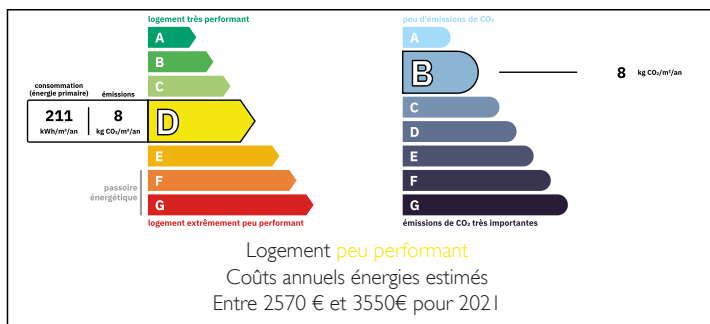
|             |                     |
|-------------|---------------------|
| Town:       | Molières-sur-Cèze   |
| Department: | Gard                |
| Bed:        | 6                   |
| Bath:       | 2                   |
| Floor:      | 177 m <sup>2</sup>  |
| Plot Size:  | 7951 m <sup>2</sup> |



## IN BRIEF

A large house with 6 bedrooms, 2 bathrooms, garden and swimming pool in a very quiet area

## 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

House with pool in a quiet location and beautiful views.

On the ground floor, there is a spacious living room opening onto the poolside terrace. In the living room there is a wood-burning stove (built-in cassette) that provides the necessary atmosphere. From the living room you enter a spacious fully equipped kitchen (13 m<sup>2</sup>) that opens onto a veranda. There is a bedroom (13 m<sup>2</sup>), bathroom with shower, toilet and laundry room.

On the first floor are five bedrooms (each room is 13 m<sup>2</sup>), 2 of which have direct access to a 20 m<sup>2</sup> terrace. There is also a bathroom and a toilet on the floor.

The large garden is terraced and largely wooded. A covered pool with dome provides the necessary refreshment

In the basement there is a 72 m<sup>2</sup> garage and a 22 m<sup>2</sup> cellar.

The house has double glazing and electric heating throughout, as well as reversible air conditioning.

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

## NOTES