

****Offer accepted**** Nr St Ambroix (30); deceptively spacious two bedroomed property



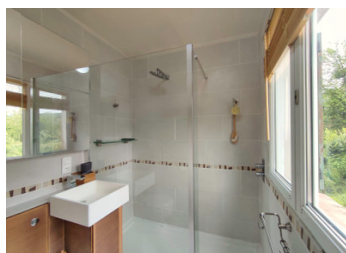
INFORMATION

Town:	Robiac-Rochessadoules
Department:	Gard
Bed:	2
Bath:	2
Floor:	92.5 m2
Plot Size:	1330 m2

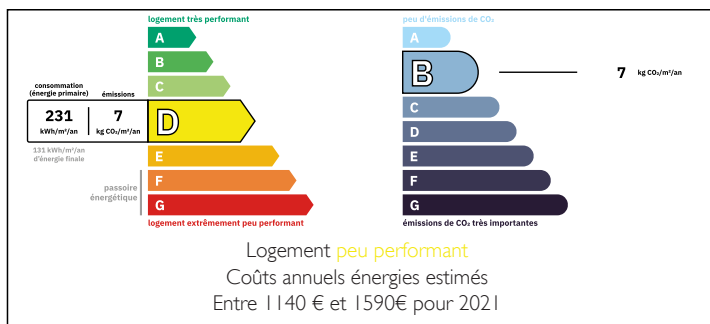
IN BRIEF

Welcome to this charming two-bedroom home situated on one level in the peaceful and verdant locality of Robiac near St Ambroix in the Gard region of France. Enjoying a sunlit position, this residence boasts lush gardens, a tiled terrace, and a convenient summer kitchen for al fresco dining. The mature landscaping includes elegant cypress and olive trees along with fragrant wisteria vines and rose bushes, enhancing the tranquil ambiance.

Inside, the open lounge and dining room area bids you welcome, this enhanced by the wood-burning Godin stove and the impressive high-pitched ceiling to the lounge area. The well-appointed kitchen features ample workspaces and storage solutions, perfect for culinary enthusiasts.



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 property includes two comfortable bedrooms, one of which an ensuite with shower room and WC, with a bathroom with WC next to the second bedroom. A 17.5m² garage provides secure parking, complemented by two off-road parking spaces conveniently located in front of the house.

Constructed in 2005, this home boasts UPVC double glazed units throughout all doors and windows, ensuring energy efficiency and comfort. Three sets of French patio doors grace the front facade, for seamless indoor-outdoor flow, while additional access points lead to the garage and summer kitchen from the sides.

This peaceful commune of Robiac is 10km from St Ambroix, a historic market town which houses independent retailers, cafés and restaurants – as well as several supermarkets. Closer amenities are found at a short 1km walk away – such as the well-stocked épicerie and dépôt de pain, and pharmacy at Le Buis. The area is popular with second home owners and holiday makers, the countryside offering a wealth of outdoor pursuits such as canoeing, caving, walking and cycling – and with our famous 300 days of sunshine a year, there are plenty of opportunities to do so!

Further afield, the popular towns of Barjac (30) and Les Vans (07) are both 25km away. Again, these are historic market towns hosting many different events across the year, such as the biannual brocantes in Barjac and music concerts in Les Vans. Transport access – the closest TGV is Avignon at 90km, and motorway access (A7) is...

LOCAL TAXES

Taxe foncière: 1057 EUR

Taxe habitation: EUR

NOTES