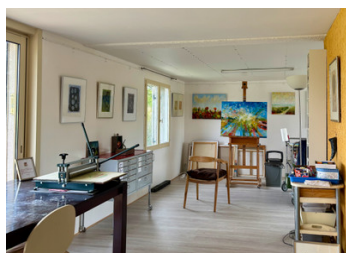
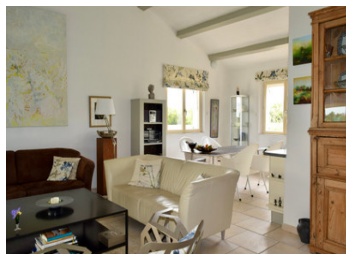


Saint-Ambroix - GARD Spacious house with 3 bedrooms, gîte, large garden and swimming pool



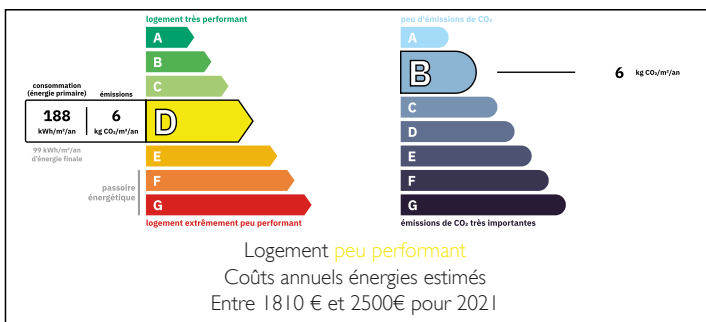
INFORMATION

Town:	Saint-Ambroix
Department:	Gard
Bed:	3
Bath:	3
Floor:	200 m2
Plot Size:	12099 m2

IN BRIEF

Very spacious and bright house with large living spaces, 3 bedrooms, gîte, large garden and swimming pool.

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

This exceptional property is located just outside the medieval town of Saint-Ambroix. A driveway provides access to this beautiful house. On the ground floor are a gite of 23 m² with separate access and private terrace. The gite has a living room/bedroom, bathroom and kitchen. Furthermore, there is a bedroom with bathroom (17 m²), spacious library (24 m²) and a multipurpose room (33 m²) currently used as a painter's studio. From this room there is direct access to the garden terrace.

On the first floor, there is a large living space of 42 m² with open kitchen. The living space opens onto the partly covered terrace. From the terrace of about 40 m², you have breathtaking views of the garden and surroundings. This floor also has a very spacious bedroom (24 m²), with fantastic views over the garden and an en suite bathroom.

In the naturally formed garden, a petanque court and a swimming pool with accompanying pool house provide the necessary relaxation. You can also swim in the river Cèze, which is within walking distance.

The property is equipped with solar panels

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

LOCAL TAXES

Taxe foncière: 3688 EUR

Taxe habitation: EUR

NOTES