

Saint-Florent-sur-Auzonnet - GARD - Old Stone mas, independent gite and swimming pool

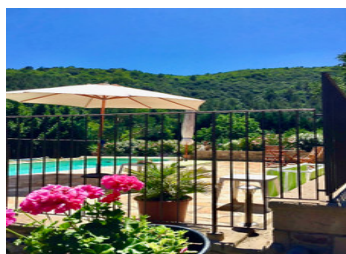


INFORMATION

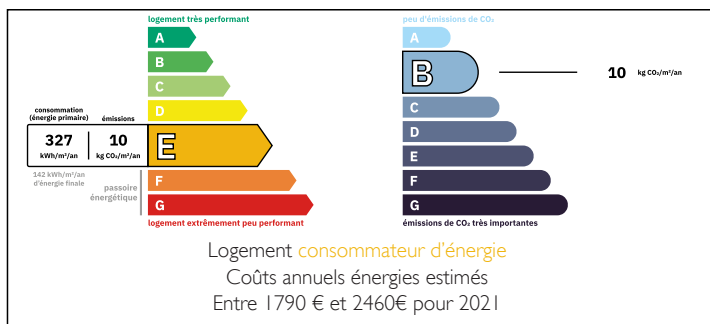
Town:	Saint-Florent-sur-Auzonnet
Department:	Gard
Bed:	6
Bath:	2
Floor:	280 m2
Plot Size:	1 139 m2

IN BRIEF

Old stone house in a quiet surroundings where you can enjoy a sunny terrace and swimming pool

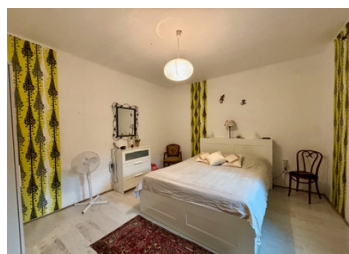


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 1532 EUR

Taxe habitation: 1126 EUR

DESCRIPTION

Charming mas for sale in Saint-Florent-sur-Auzonnet, near the village of Les Mages. The property comprises 2 independent living units and offers 280 m2 of living space. You enter the property through a very pretty covered courtyard that opens onto a sunny terrace. From the terrace, you have a breathtaking view. On the ground floor there is a separately equipped gite with spacious 2 bedrooms (16 and 14 m2), bathroom and living room with open kitchen. From the terrace, an external staircase provides access to the 2nd living area. On the first floor are a large fully equipped kitchen of 31 m2, living space, 2 bedrooms (17 and 16 m2) and bathroom. The 2nd floor consists of 2 very spacious bedrooms of 31 m2 and 33 m2. The Mas is set on a wooded plot of 1,139 m2 with a saltwater pool and surrounding stone terrace. It also has a garage and is located in a very quiet and peaceful area.

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

NOTES