

Molières-sur-Cèze - Gard - 3-bedroomed detached house in a very green setting with breathtaking views



INFORMATION

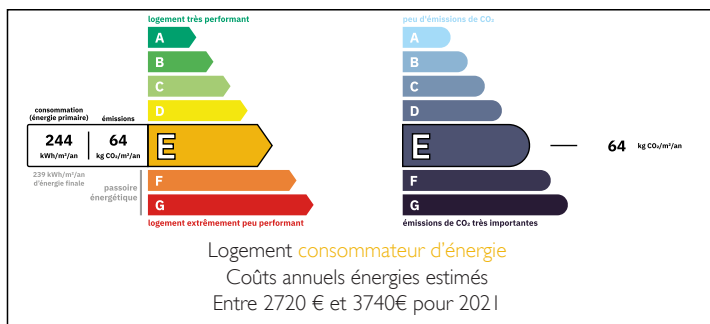
Town:	Molières-sur-Cèze
Department:	Gard
Bed:	3
Bath:	1
Floor:	92 m2
Plot Size:	44588 m2

IN BRIEF

Charming detached house in very quiet location and large green garden



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 charming detached house is set in large grounds of more than four hectares in exceptionally quiet surroundings. Steps lead up to a beautiful terrace with breathtaking views of the Château de Montalet. From the terrace, you enter the house to enter the living room. From the living room you have access to the fitted kitchen. Both rooms have double doors to let in lots of natural light and also give access to the terrace.

The property has 3 bedrooms, one of which is currently in use as a large study. A spacious bathroom and a separate WC provide the necessary comfort.

A separately accessible attic offers the possibility to create an additional living space or gite

A cellar and garage provide ample storage space.

This property is for those who love nature, tranquillity and yet a short distance from all amenities.

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

LOCAL TAXES

Taxe foncière: 1315 EUR

Taxe habitation: EUR

NOTES