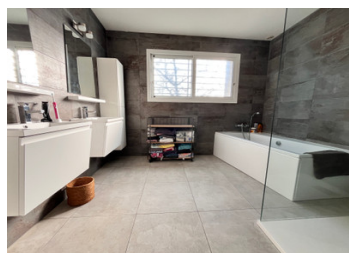


5-BEDROOM VILLA WITH VIEW AND POOL



INFORMATION

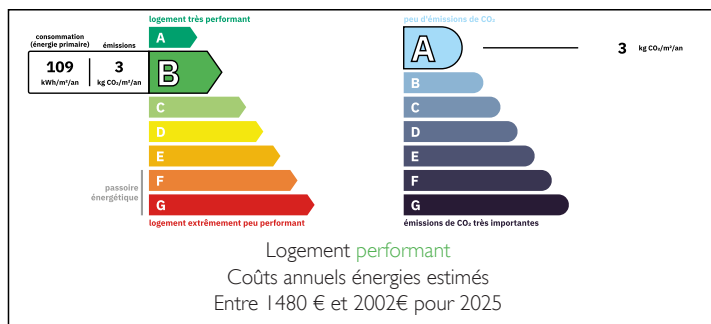
Town:	Villeneuve-lès-Avignon
Department:	Gard
Bed:	5
Bath:	2
Floor:	200 m2
Plot Size:	1010 m2

IN BRIEF

Located in a secure, private residence, this perfectly maintained architect-designed villa of 210 sq. m. on two levels is within easy reach of shops, a college and bus stops. It comprises :

On the first floor, two independent bedrooms with shower room and large laundry room. On the second floor is the main part of the house, with a magnificent south-facing living room opening onto a terrace with stunning views, a fully-equipped kitchen with a central island, a fireplace and a mezzanine currently used as an office. The sleeping area features three bedrooms and a large bathroom with shower and bathtub. The 1010 m2 terraced garden features a magnificent heated swimming pool and a UV-resistant double carport. It also leads to a second terrace to the north, accessible from the kitchen.

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

Underfloor heating.
Air conditioning.
Drip irrigation.
Automatic gate

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



LOCAL TAXES

Taxe foncière:	3008 EUR
Taxe habitation:	EUR

NOTES