

## Saint-Jean-De-Maruéjols-et-Avéjan- House with 4 bedrooms, 2 bathrooms, large enclosed garden and swimming pool



## INFORMATION

Town:	Saint-Jean-de-Maruéjols-et-Avéjan
Department:	Gard
Bed:	4
Bath:	2
Floor:	135 m2
Plot Size:	2388 m2

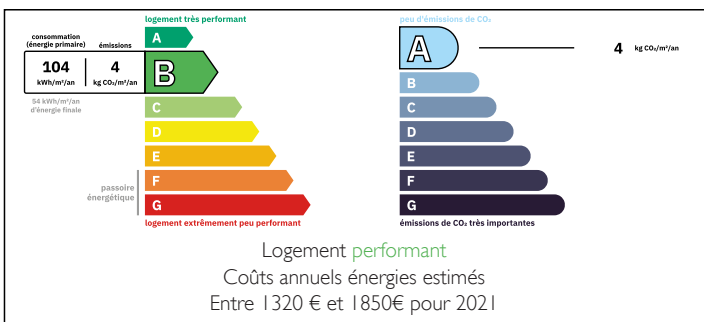


## IN BRIEF

This spacious single-storey house has a large living space and 3 large bedrooms and a study. The fully enclosed garden, which is not overlooked, has a swimming pool and carport.



## 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 single-storey house is located just outside the village of Saint-Jean-De-Maruéjols-et-Avéjan. Within walking distance you will find a small supermarket, a butcher, a brasserie and a bakery.

The house has a total living area of 132 m<sup>2</sup>. The living room with open kitchen has a surface area of 52 m<sup>2</sup>. The house has 3 very spacious bedrooms (12, 13 and 14 m<sup>2</sup>) and a study (11 m<sup>2</sup>).

Furthermore, the house has 2 bathrooms (1 with bath and shower, 1 with shower and WC). There is also a separate toilet and a utility room. From the kitchen you have direct access to the garage.

The garden is unobstructed and has breathtaking views. The grounds of 2,388 m<sup>2</sup> are fully fenced and have a swimming pool, a petanque area and a carport for 3 cars.

The house is heated with a climatisation gainable. Good roof and wall insulation make this property environmentally friendly (DPE C)

## LOCAL TAXES

**Taxe foncière: 1700 EUR**

**Taxe habitation: EUR**

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

## NOTES