

## MAS PROVENÇAL OF 397 SQUARE METERS WITH 6 BEDROOMS ON A 2900 SQUARE METER LOT WITH SWIMMING POOL

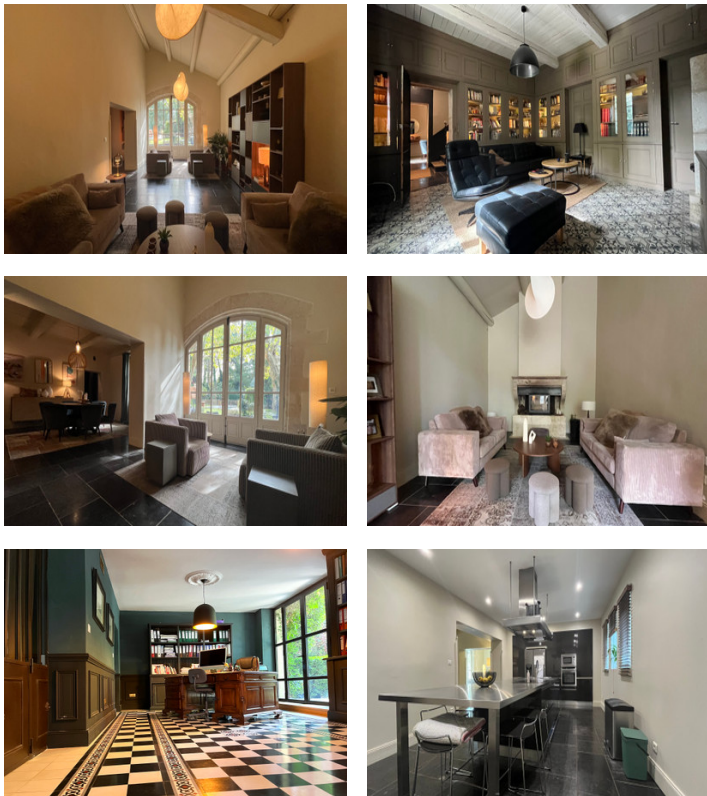


## INFORMATION

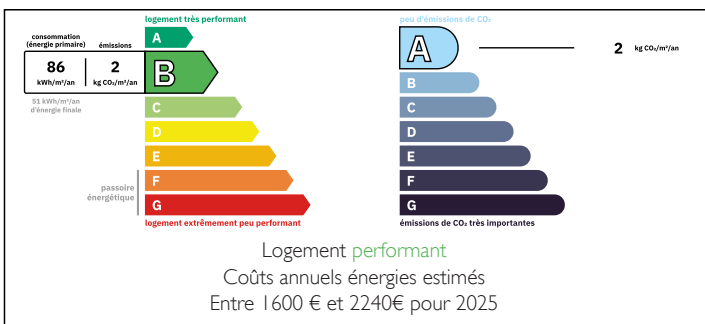
Town:	Sauveterre
Department:	Gard
Bed:	6
Bath:	4
Floor:	397 m2
Plot Size:	2900 m2

## IN BRIEF

LEGGETT IMMOBILIER offers you this authentic Provençal farmhouse of 397 m<sup>2</sup> at the gates of Avignon, nestled in the heart of a picturesque village in the Gard region. This charming property has been carefully maintained and recently renovated with high-quality materials. It is spread over two floors. The ground floor comprises a large living room with fireplace, a fitted kitchen with adjoining dining room and a TV lounge. The right wing has a bedroom with en-suite shower room, a beautiful office space opening onto a terrace, and an artist's studio. The beautiful staircase leads to the sleeping area on the first floor, where there are three large bedrooms, one with a dressing room and en-suite shower room, as well as a bathroom. The top floor has two further bedrooms and a bathroom. This character property is set in 2900...

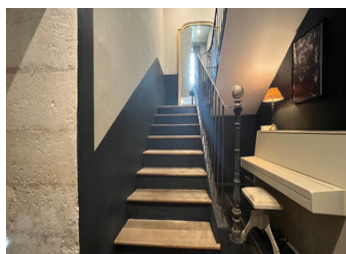
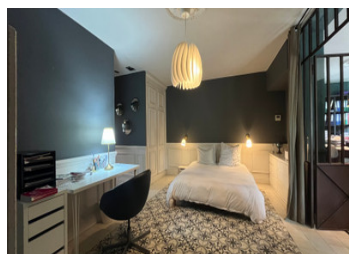


## ENERGY - DPE



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

- \* Close to shops and amenities
- \* Borehole
- \* Automatic watering system
- \* Quiet location, not isolated
- \* Charming property
- \* Centuries-old plane trees
- \* Shaded terrace
- \* 50 minutes from Marseille Provence Airport
- \* 10 minutes from Avignon
- \* Workshop

- BEDROOM 1 GROUND FLOOR 21.05 m<sup>2</sup>
- BEDROOM 2 (1st floor) 16.54 m<sup>2</sup>
- BEDROOM 3 (1st floor) 13.00 m<sup>2</sup>
- BEDROOM 4 (1st floor) 21.40 m<sup>2</sup>
- BEDROOM 5 (2nd floor) ...

## LOCAL TAXES

Taxe foncière: 2988 EUR

Taxe habitation: EUR

## NOTES