

Spacious 4-bedroom villa with garden and garage near Pont du Gard and Uzès.



INFORMATION

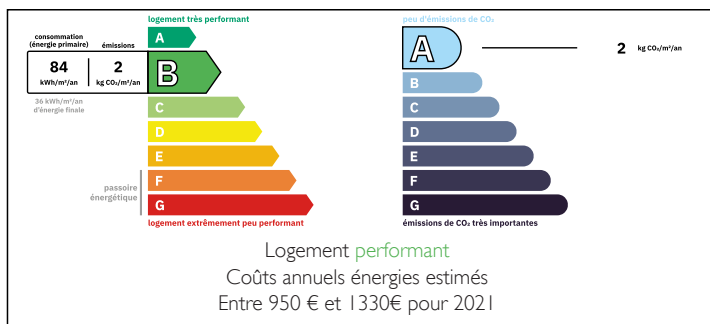
Town:	Castillon-du-Gard
Department:	Gard
Bed:	4
Bath:	2
Floor:	180 m2
Plot Size:	800 m2

IN BRIEF

Located in a charming village with a bakery and restaurants, this spacious villa offers the perfect blend of comfort and convenience. The property lies just minutes from the famous Pont du Gard, a UNESCO World Heritage site, and only 15 km from Uzès with its renowned markets and cultural life. The cities of Avignon (25 km) and Nîmes (30 km) are easily accessible, offering TGV connections and international airports. This makes the house an excellent base for both a primary residence and a holiday retreat.

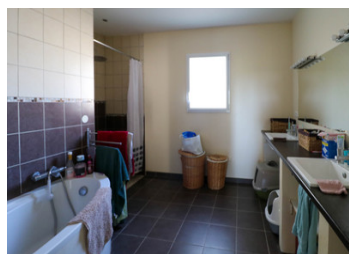


ENERGY - DPE



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

The house (build 8in 2008) offers on the ground floor:

- Garage
- Main entrance
- Spacious open-plan living room with south-facing terrace overlooking the garden and
- Fully equipped kitchen with access to the laundry room and courtyard behind the house
- Laundry Room (Buanderie) for added practicality
- Separate Toilet for convenience
- Bathroom with both shower and bathtub
- 3 good-sized bedrooms offering flexibility for family or guests.

On the 1st floor:

- Open mezzanine ideal for office or library
- Master bedroom with private dressing room
- Bathroom with shower and toilet

Fully walled around garden is not overlooked and has space for a swimming pool.

Heated by heat pump.

This property suits families looking for space, retirees searching for comfort in a peaceful setting, or investors seeking a rental opportunity close to key tourist attractions. With its proximity to Uzès, Avignon, and Nîmes, the villa combines a quiet village life with easy access to culture, history, and transport links.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES