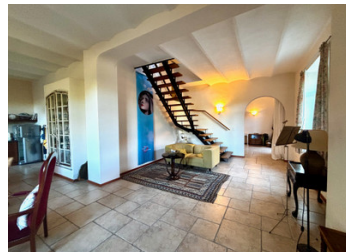


## Molières-sur-Cèze - GARD - Two-level flat with sun terrace



## INFORMATION

Town:	Molières-sur-Cèze
Department:	Gard
Bed:	2
Bath:	2
Floor:	138 m2
Outside Space:	480 m2

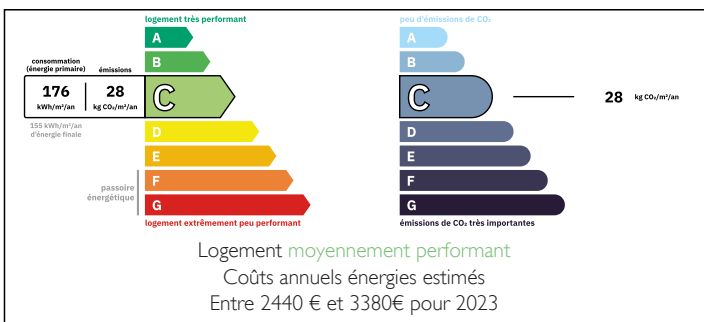


## IN BRIEF

Beautiful and bright apartment on two levels in a green, quiet area



## 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 flat can serve as both a permanent residence and a holiday home.

An external staircase leads to a very spacious living area with an open-plan kitchen. The large windows provide ample natural light. A room currently used as an office leads to the large bedroom. The bedroom provides access to the bathroom. With a double sink, bathtub and walk-in shower, the bathroom offers every comfort.

An open staircase in the living area leads to the second floor. There is currently a large open space under the roof. This can easily be converted into several bedrooms. There is a small bathroom on the second floor. This floor also provides access to the roof terrace. The terrace offers the necessary privacy as it is not overlooked.

There is also a separate guest room (located next to the flat) in shared ownership.

There is a small garden next to the property.

The property is heated by underfloor heating and there is a wood-burning stove in the living room, which creates a cosy atmosphere during the winter months.

The property has 1 private parking space.

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Co-owned building of 3 units

Provisional annual charges: 600€

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES

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