

Bagnols-sur-Cèze - GARD - Village house with lovely garden



INFORMATION

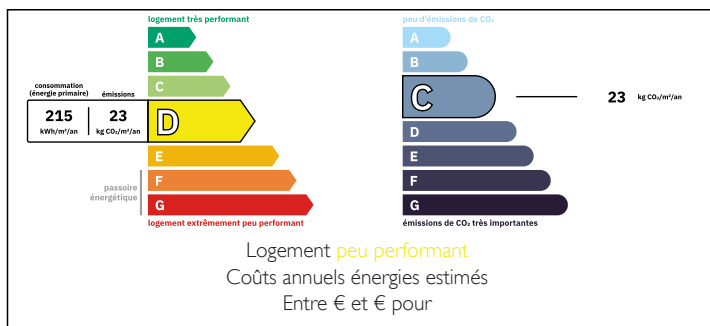
Town:	Bagnols-sur-Cèze
Department:	Gard
Bed:	2
Bath:	1
Floor:	103 m2
Plot Size:	948 m2

IN BRIEF

Detached house with green garden in the city centre with bright living space, 2 bedrooms and large garage



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

A house with a living area of 103 m², ideally located within walking distance of the town centre and shops. Situated in a pleasant green area on a plot of 950 m².

On the ground floor, the house offers a bedroom, a spacious, light-filled living room with a wood-burning stove (insert) and a kitchen. There is a second bedroom on the first floor.

In the garden there is a large garage of 60 m² which could be converted into an extra independent space, depending on your needs. The plot has 3 different entrances. The garden is the ideal place to relax under the various (fruit) trees.

The main roof was completely renovated in 2022, as was the insulation.

Shops, schools and colleges are also in the immediate vicinity and the hospital is only a 15-minute walk away.

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

LOCAL TAXES

Taxe foncière: 1392 EUR

Taxe habitation: EUR

NOTES