

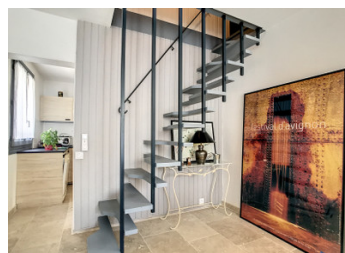
Superb 5-room villa of 137 m fully renovated with swimming pool and garage on 570 m of land.

EXCLUSIVE



## INFORMATION

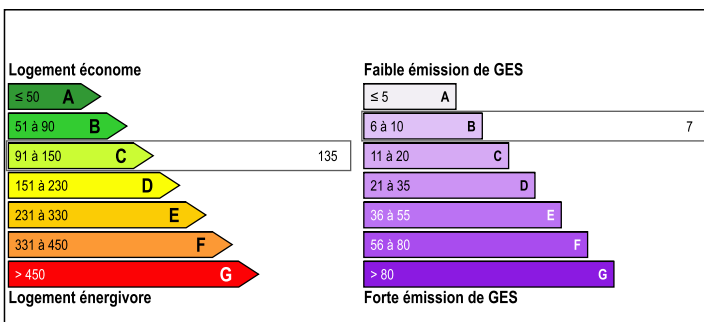
Town:	Les Angles
Department:	Gard
Bed:	4
Bath:	1
Floor:	137 m <sup>2</sup>
Plot Size:	570 m <sup>2</sup>



## IN BRIEF

EXCLUSIVITY. Les Angles, residential area. Discover this traditionally-built architect-designed villa with 137 m<sup>2</sup> located at the end of a cul-de-sac, in absolute peace and quiet and close to all amenities. Completely renovated, the ground floor comprises a magnificent 43 m<sup>2</sup> living space with a lounge and dining room opening onto a pretty travertine terrace. The fully-equipped kitchen is separate, modern and ultra-functional. 3 bedrooms, one with en suite shower room and a separate bathroom. Separate WC. Upstairs, a lovely 37 m<sup>2</sup> bedroom. Set in 570 m<sup>2</sup> of enclosed grounds planted with trees, the property has a new swimming pool, fully equipped with bar cover. The property also has a garage, and you can easily park several vehicles in the cul-de-sac. This comfortable, sunny villa is a real gem and will welcome your family in a privileged setting just...

## 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

Desjoyaux 6 x 3 swimming pool under ten-year guarantee

Electricity and plumbing completely redone

Wooden shutters and blinds

New electric gate

Alarm and videophone

ENTRANCE 6.77 M

LIVING ROOM 27 M

DINING ROOM 17.12 M

KITCHEN 9.3 M

BEDROOM (1) 12.1 M<sup>2</sup>

BEDROOM (2) 13.45 M<sup>2</sup>

BEDROOM (3) 8.8 M<sup>2</sup>

BEDROOM (4) 10.15

OFFICE 9.8 SQ.M.

GARAGE 16.2 M<sup>2</sup> (16.2 SQ FT)

BATHROOM 4.9 M<sup>2</sup>

## LOCAL TAXES

**Taxe foncière: 1800 EUR**

**Taxe habitation: EUR**

## NOTES

Les Angles is a charming commune in the Gard department, about 5 kilometres east of Avignon, a historic city famous for its Palais des Papes.

It is home to an old village typical of Provence, and a number of privileged residential areas. With its many high-quality shops and recent housing developments, it's a dynamic town that's ideal for families looking for a good quality of life.

Les Priades district 2 minutes by car and 10 minutes on foot.

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