

Ref: A41246CHS30

Price: 549 000 EUR

agency fees to be paid by the seller

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



## INFORMATION

Town: Les Angles

Department: Gard

Bed: 4

Bath:

Floor: 137 m2 Plot Size: 570 m2





### IN BRIEF

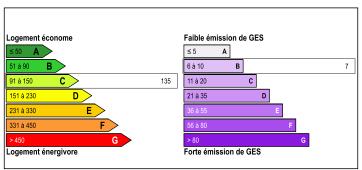


EXCLUSIVITY. Les Angles, residential area. Discover this traditionally-built architect-designed villa with 137 m<sup>2</sup> located at the end of a cul-de-sac, in absolute peace and quiet and close to all amenities. Completely renovated, the ground floor comprises a magnificent 43 m<sup>2</sup> living 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.





Ref: A41246CHS30

Price: 549 000 EUR

agency fees to be paid by the seller







# LOCAL TAXES

Taxe foncière: 1800 EUR

Taxe habitation: EUR

## **NOTES**

#### 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>

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.

----

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