

Charming home with pool, garden & garage near Uzès and the Pont du Gard.

EXCLUSIVE



INFORMATION

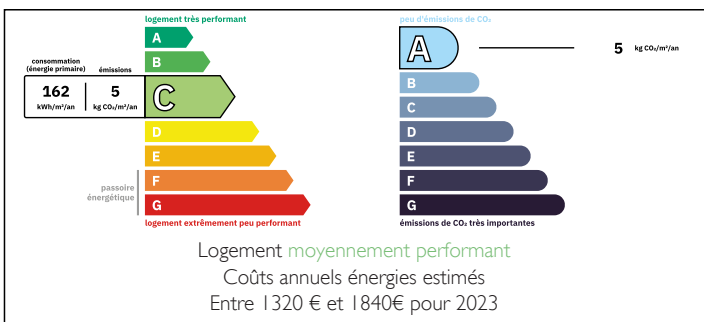
Town:	Saint-Hilaire-d'Ozilhan
Department:	Gard
Bed:	3
Bath:	2
Floor:	108 m ²
Plot Size:	450 m ²

IN BRIEF

Located in a quiet and secure part of the picturesque village of Saint-Hilaire-d'Ozilhan, this charming property is perfect as a second home or a comfortable permanent residence, easy to be rented out. The village offers a local shop, bakery, bar, and restaurants, and is only 7 km from the historic Pont du Gard and 20 km from the medieval town of Uzès, famous for its weekly market.

Ideally positioned for travel, the house is 25 km from both Nîmes and Avignon, each with TGV stations and international airports. Set on a fenced and landscaped 450 m² plot with olive trees, the property features 108 m² of living space, a south-facing garden, an 8×4 m swimming pool, shaded terraces, and a spacious 34 m² garage with mezzanine. A delightful, low-maintenance property in one of the most sought-after parts of the...

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 in 2004) offers on the ground floor:

- Entrance
- Shaded terrace ideal for outdoor dining
- Fully equipped kitchen
- Bright living room with fireplace and access to the garden
- Shower room with walk-in shower and WC
- Utility/laundry room

ON the first Floor

- Three bedrooms with built-in wardrobes and aircondition
- Bathroom with bathtub, WC and double washbasin
- Separate WC

Outdoor Features

- Landscaped and fenced 450 m² garden with olive trees
- 8x4 m swimming pool with technical room
- Patio with outdoor shower
- 34 m² garage with mezzanine (excellent storage/workspace)

NOTES

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