

UNDER OFFER -Sauve - Village house with living room, 4 bedrooms, 4 BR, living room with kitchen and terrace



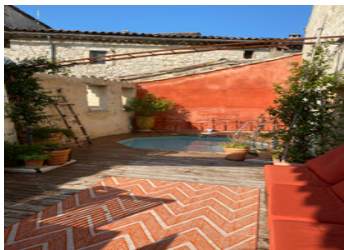
## INFORMATION

Town:	Sauve
Department:	Gard
Bed:	4
Bath:	4
Floor:	245 m2
Plot Size:	100 m2

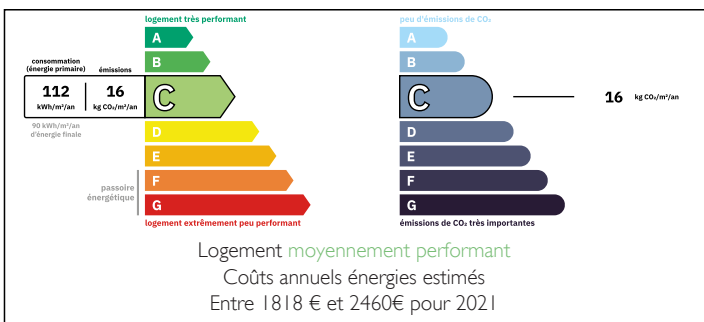


## IN BRIEF

Village house completely renovated while retaining authentic features, with 4 bedrooms with en-suite bathrooms



## 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 beautifully renovated property is located in Sauve, a charming medieval village known for its cultural activities and artists' studios, which you can discover in its narrow streets. This house is very spacious. The hall gives access to an office with an annex, a large 40 m<sup>2</sup> cellar that can be converted into a relaxation room. The house also has several comfortable and bright living areas, including a 30 m<sup>2</sup> living room with a fireplace, a room with a kitchenette opening onto a large 50 m<sup>2</sup> terrace with no overlooking neighbours, equipped with a swimming pool to enjoy the summer days. There are four large bedrooms, each with its own bathroom and toilet, making it possible to start a bed and breakfast. The property also has a garage, suitable for two-wheelers or a small car. In short, a house full of charm and potential, combining the character of yesteryear with the comforts of today.

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

## LOCAL TAXES

**Taxe foncière: 2693 EUR**

**Taxe habitation: EUR**

## NOTES