

## Saint-Ambroix - GARD - Exceptional property in a very quiet area with breathtaking views



## INFORMATION

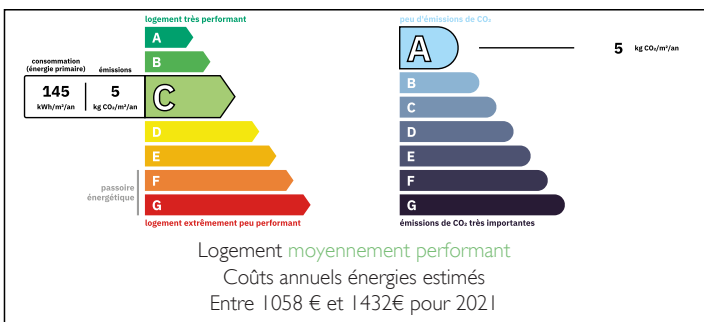
Town:	Saint-Ambroix
Department:	Gard
Bed:	4
Bath:	2
Floor:	129 m2
Plot Size:	33620 m2



## IN BRIEF

Stone house with cosy living space, 4 bedrooms and 2 bathrooms. The large garden and location offer the necessary peace and privacy. A swimming pool and covered terrace provide the necessary cooling on hot days.

## 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

Exceptional stone house in a very quiet area with breathtaking views. A spacious garden (33.600 m2), partly fenced.

The presence of solar panels and a home battery makes it an energy-efficient home. A water source provides the water supply, making the property completely self-sufficient.

On the ground floor, there is a spacious living room with a built-in fireplace, kitchen, bedroom, bathroom, conservatory and two storage rooms.

On the first floor, there is a spacious bedroom, bathroom and separate toilet.

On the top floor, there are two more bedrooms.

In the garden, which is partially fenced, there is a 50 m<sup>2</sup> multifunctional room and a stable that can be used to house two horses.

A swimming pool provides the necessary cooling during hot days.

The house is located in a very quiet area, yet close to all amenities.

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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 habitation:

EUR

## NOTES