

Charming 3-bed villa with pool & outbuildings near Nîmes & Camargue

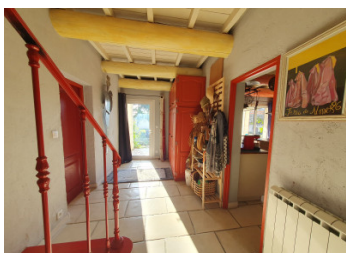


INFORMATION

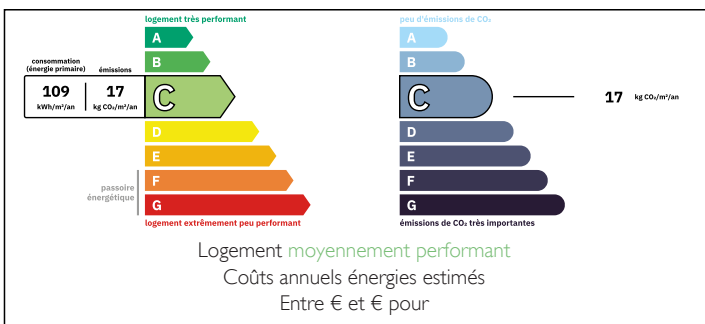
Town:	Jonquières-Saint-Vincent
Department:	Gard
Bed:	3
Bath:	2
Floor:	118 m ²
Plot Size:	1250 m ²

IN BRIEF

Ideally located between Nîmes and the Camargue, this property enjoys a privileged setting in a lively village with all amenities. The area is highly sought-after for its Mediterranean lifestyle, natural beauty, and strong tourism appeal. Within just 5 minutes of a TGV station, 15 minutes from Nîmes and the Alpilles, 10 minutes from the Camargue, 45 minutes from the Mediterranean beaches, and 1 hour from Marseille Provence Airport, the location offers excellent accessibility. This makes it ideal as a primary residence, holiday home, or investment property with strong rental potential in a dynamic and touristic region.



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

Set on a 1,200 m² plot, the property features a bright and welcoming home of 118 m². The spacious living area with a cathedral ceiling opens onto a fully equipped kitchen inspired by the local Camargue style, creating a warm and authentic atmosphere. A utility room adds practicality.

The house offers 3 bedrooms, including one on the ground floor with its own bathroom, two additional bedrooms enjoy access to a terrace.

Outside, the landscaped garden includes a swimming pool and benefits from two separate access points.

There is 140 m² space for further potential for conversion into guest accommodation, rental units, or a workshop. With independent access and located on a separate part of the plot.

The location is ideal: just 5 minutes from a TGV station, 15 minutes from Nîmes and the Alpilles, 10 minutes from the Camargue, 45 minutes from Mediterranean beaches, and 1 hour from Marseille Provence Airport.

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