

This recently built, highly energy-efficient detached villa is situated between Barjac and Saint-Ambroix.



## INFORMATION

|             |                                   |
|-------------|-----------------------------------|
| Town:       | Saint-Jean-de-Maruéjols-et-Avéjan |
| Department: | Gard                              |
| Bed:        | 6                                 |
| Bath:       | 5                                 |
| Floor:      | 197 m2                            |
| Plot Size:  | 1700 m2                           |

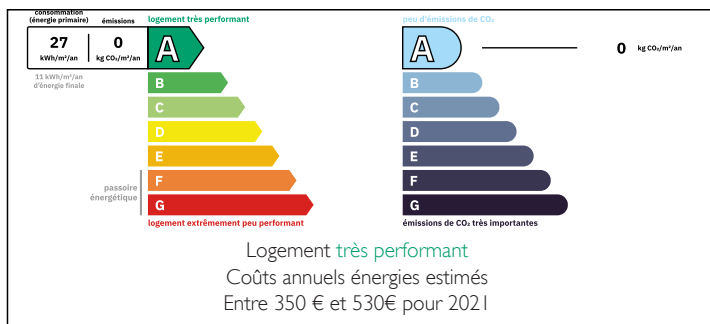
## IN BRIEF

A recently built, spacious and highly energy-efficient detached villa located in Saint-Jean-De-Maruéjols-Et-Avéjan

Ideal for commercial use as well as a holiday home.

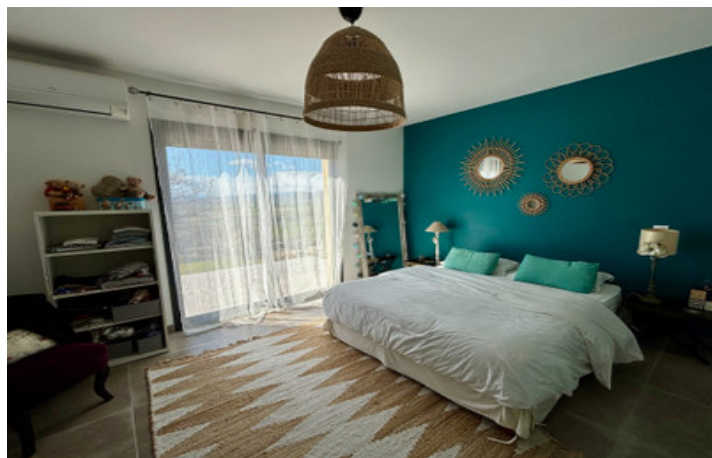


## ENERGY - DPE



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 recently built, highly energy-efficient detached villa is situated between Barjac and Saint-Ambroix.

The main house comprises a large, light-filled living area with an open-plan kitchen. The living area offers breathtaking views. On the ground floor, there is also a spacious bedroom with an en-suite bathroom, a separate toilet and a storage room. On the first floor, there are two further bedrooms and a bathroom.

The annex comprises three guest rooms and a garage. Each room has an en-suite bathroom, a separate toilet, a private entrance and a terrace. One of the rooms requires further finishing.

The garden is partially fenced and there is potential for installing a swimming pool.

## NOTES

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