

Pont-Saint-Esprit - Gard - Modern house with a large living room, open-plan kitchen, 3 bedrooms and 2 terraces

EXCLUSIVE

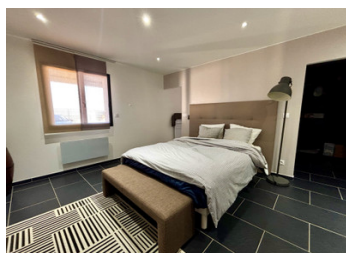
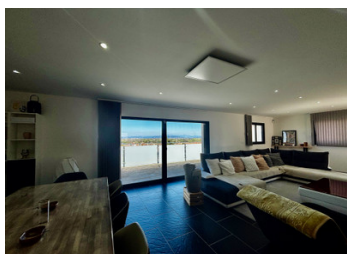


INFORMATION

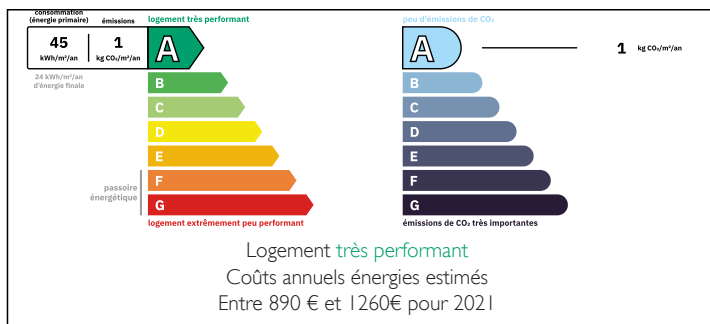
Town:	Pont-Saint-Esprit
Department:	Gard
Bed:	3
Bath:	2
Floor:	163 m2
Plot Size:	626 m2

IN BRIEF

An energy-efficient home with a spacious, light-filled living area and panoramic views of the Rhône Valley

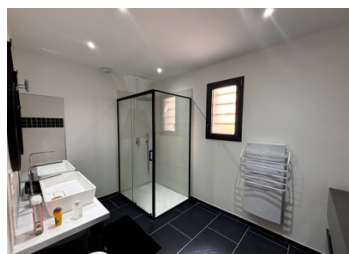
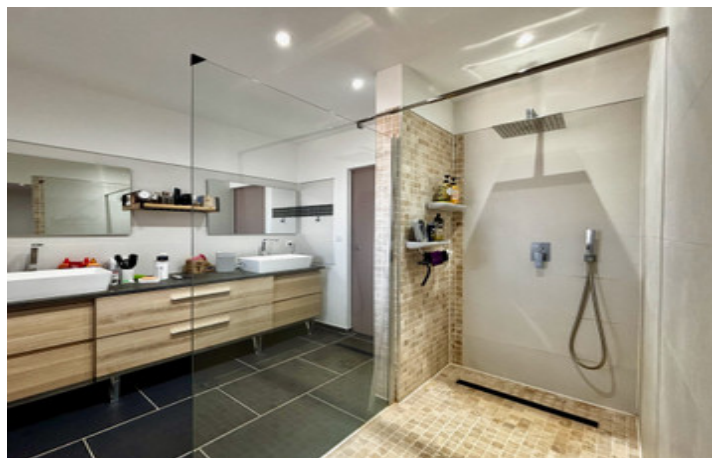


ENERGY - DPE



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 beautiful, modern home is situated in a quiet and sought-after neighbourhood of Pont-Saint-Esprit and was built in 2017 with a focus on quality and comfort. Thanks to its excellent energy rating (DPE A), you can enjoy a particularly energy-efficient and future-proof home here.

On the ground floor, you will find three full-sized bedrooms, a stylish bathroom with a spacious walk-in shower, a separate toilet and a practical laundry room. The master bedroom is a true private oasis with its own en-suite bathroom and dressing room.

The first floor surprises with an exceptionally spacious and light-filled living area, where large windows seamlessly connect the indoors and outdoors. The open-plan, fully equipped kitchen flows perfectly into the living area and offers direct access to a second terrace.

The main terrace is a real highlight: here you can enjoy a breathtaking panoramic view of the Rhône Valley in complete tranquillity – a unique setting for relaxation and cosy moments.

The fully enclosed property with an electric entrance gate guarantees privacy, comfort and security.

A ready-to-move-in home that perfectly combines space, light and luxury in a prime location.

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