

**\*\* UNDER OFFER \*\*** Les Mages - GARD - Spacious 4-bedroom house with a swimming pool and a large garden.

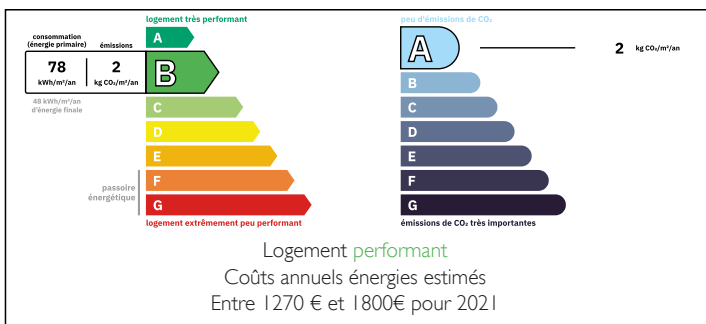


## INFORMATION

Town:	Les Mages
Department:	Gard
Bed:	4
Bath:	2
Floor:	175 m2
Plot Size:	2866 m2

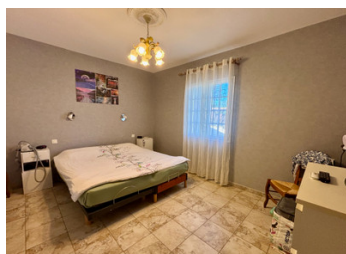


## ENERGY - DPE



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

The property is situated in a quiet area between Saint-Ambroix and Les Mages on a plot of approximately 2,800 m<sup>2</sup>.

On the ground floor, there is a very spacious 64 m<sup>2</sup> living and dining room, a fully fitted kitchen, a master bedroom, a shower room and a separate toilet. The living area and kitchen offer direct access to the large covered terrace.

On the first floor, there are 3 spacious bedrooms, a bathroom and a separate toilet.

The house also features a garage and a utility/laundry room.

The covered terrace overlooks the fully landscaped swimming pool, equipped with a heat pump and a dome as a safety cover, and a pool house.

This energy-efficient property (DPE B) is fitted with solar panels, underfloor heating with cooling in summer, reversible air conditioning and a pellet stove.

The garden is fully fenced and extends down to a small river. There is a spring on the property.

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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: 1900 EUR**

## NOTES