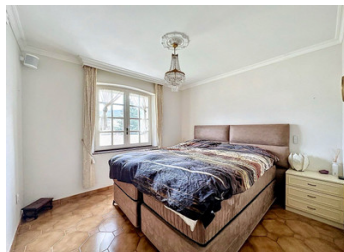
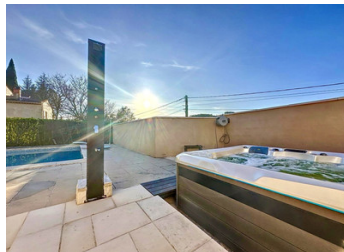


Généralgues - GARD - Spacious house with 2 separate flats



INFORMATION

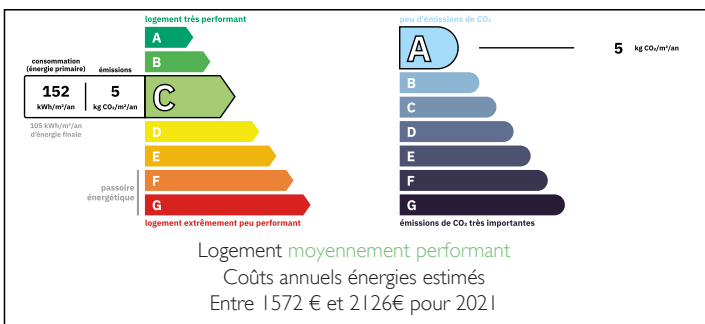
Town:	Généralgues
Department:	Gard
Bed:	4
Bath:	3
Floor:	177 m2
Plot Size:	1651 m2



IN BRIEF

A house comprising, on the ground floor, a self-contained flat with 1 bedroom, a bathroom and a kitchen

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

A detached property situated in a charming hamlet of Générargues, close to Anduze. This characterful property comprises a main house and two fully self-contained gîtes, ideal for letting or hosting guests.

The main house features a spacious and light-filled living area, a fitted kitchen, two generous bedrooms, a bathroom and a dressing room.

The main building also houses a first gîte with a living area, kitchen, bedroom and bathroom. In addition, there is a separate studio in the garden with an adjoining very spacious garage and carport.

The large, partially covered terrace offers breathtaking panoramic views of the surrounding area and is the perfect spot to relax in peace and quiet.

The fully enclosed garden also features a swimming pool and spa, guaranteeing relaxation and that holiday feeling all year round.

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