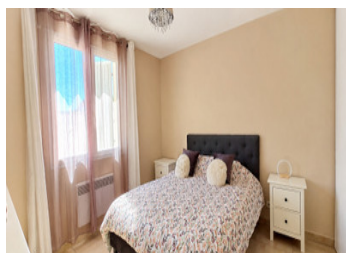
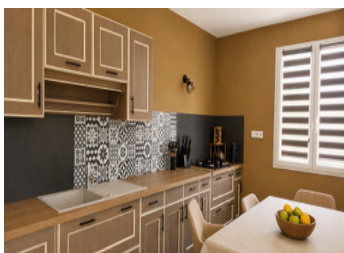
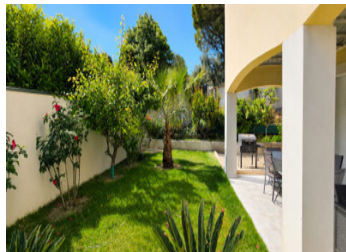


151 m villa, 4 bedrooms, for sale in Saint-Nazaire, Gard, with pool. DPE A. Land: 700 m

EXCLUSIVE



INFORMATION

Town:	Saint-Nazaire
Department:	Gard
Bed:	4
Bath:	3
Floor:	151 m ²
Plot Size:	700 m ²

IN BRIEF

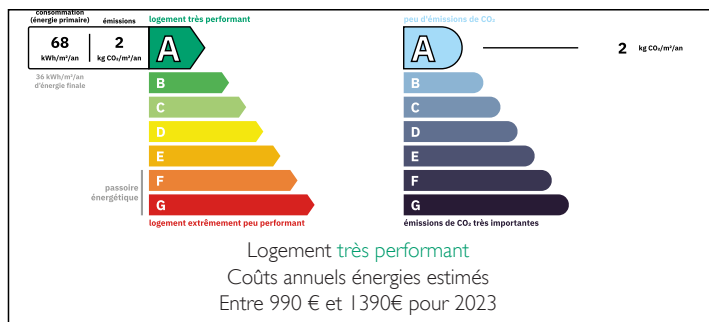
In Saint-Nazaire (30200), in the Gard, between Pont-Saint-Esprit and Bagnols-sur-Cèze, quality villa for sale, built in 2012, offering 151 m² of living space on a 700 m² plot with secure swimming pool, garden, terraces and boules court.

Its excellent energy performance (EPC), with DPE A and GES A ratings, is a major asset.

This house with swimming pool includes 4 bedrooms, one of which is on the ground floor with shower room and kitchenette, which could serve as an independent studio.

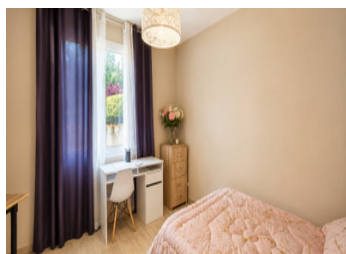
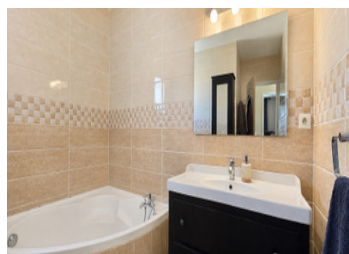
Living room of 36 m², fitted kitchen of 22 m², 3 WCs, reversible air conditioning, mains drainage, automatic gate and parking for 4 to 6 vehicles.

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

In Saint-Nazaire, in the Gard, between Pont-Saint-Esprit and Bagnols-sur-Cèze, this villa for sale, built in 2012, offers a comfortable living environment with secure swimming pool, garden, terraces and boules court.

Set on a 700 m² plot, this house with swimming pool offers 151 m² of living space arranged over two levels. It would suit both a family looking for generous volumes and buyers seeking an easy-to-maintain main residence or holiday home, with a flexible and practical layout.

A key feature of this villa is its excellent energy classification, with a DPE A and GES A rating, offering a particularly attractive level of performance for everyday comfort and running costs.

The ground floor includes a living room of approximately 36 m², as well as a large fitted kitchen of approximately 22 m². The two terraces, of approximately 34 m² and 21 m², allow full enjoyment of the garden, the swimming pool and the views towards the Château de Gicon and Mont Ventoux.

Also on the ground floor, one bedroom has its own shower room and kitchenette. This layout offers the possibility of creating an independent space for guests, a relative, working from home or use as a self-contained studio, depending on requirements.

Upstairs, the sleeping area offers three further bedrooms. In total, the house has one bathroom, two shower rooms and 3 WCs, providing real day-to-day comfort.

Outside, the property benefits from a secure swimming pool, not overlooked, a garden with automatic watering system and a boules court. Parking is also...

LOCAL TAXES

Taxe foncière: 2000 EUR

NOTES