

Single-story house (75 m) on a 623 m plot Garage 3 bedrooms Living/dining room



INFORMATION

Town:	Méjannes-le-Clap
Department:	Gard
Bed:	3
Bath:	1
Floor:	67 m ²
Plot Size:	623 m ²

IN BRIEF

Single-story house (67 m²) on a 623 m² plot, featuring a garage

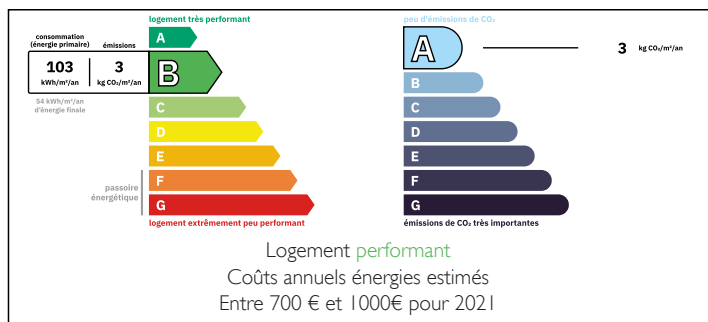
3 bedrooms

Ideally located near shops and leisure activities

Situated in a very quiet neighborhood



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

4-room house (67 m²) with 3 bedrooms – 623 m² plot (suitable for a pool) – 30 mins from Uzès (Energy Rating B)

Asking price: €232,000

Ideally located right next to local shops and just 30 minutes from the beautiful town of Uzès, this house is in perfect condition, offering modern features and excellent energy efficiency (Energy Rating B / GHG Rating A). Move-in ready with no work required—perfect for your family!

Interior layout:

Kitchen: Attractive, functional, and fully equipped kitchen.

Sleeping area: 3 bright bedrooms.

Bathroom/WC: 1 bathroom and a separate toilet.

Comfort & Features:

Energy efficiency: Energy Rating B / GHG Rating A (very low energy consumption)

Reversible air conditioning and electric heating

Windows: Double glazing for optimal thermal and acoustic insulation

Sanitation: Mains drainage

Exterior & Outbuildings:

Large 50 m² terrace: Ideal for outdoor dining and relaxation.

623 m² plot: Lovely enclosed garden with space for a swimming pool.

Garage: Enclosed garage in perfect condition.

LOCAL TAXES

Taxe foncière: 611 EUR

NOTES