

## Pretty holiday home in a tourist residence



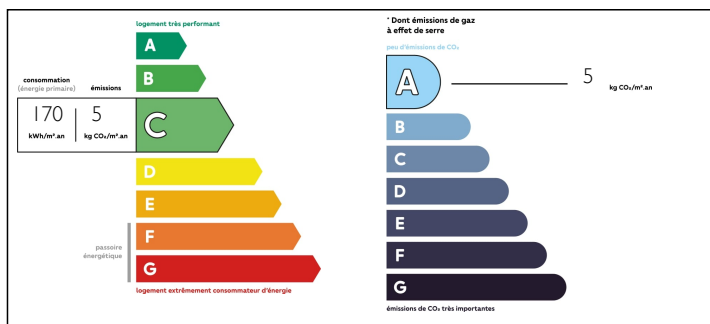
## INFORMATION

Town:	Calvisson
Department:	Gard
Bed:	2
Bath:	1
Floor:	40 m2
Plot Size:	25 m2

## IN BRIEF

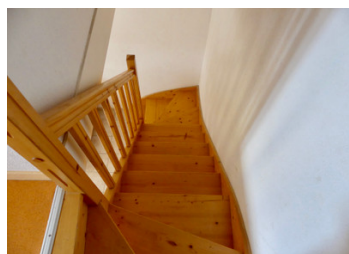
Le Mas de Vignes is a tourist residence opened in 2008 and located between Calvisson and Aigues Vives. This condominium of around 800 lots offers a tennis court, two winter/summer swimming pools, a miniature golf course and a boulodrome. The residence also offers a grocery shop, a bar and a restaurant. In summer, entertainment is organized for the whole family.

## 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 40m2 house offers two levels of approx. 20m2 each.

On the ground floor you will find a semi-equipped kitchen and a lounge area, as well as a large storage space and a toilet.

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Upstairs are two bedrooms with views over the garden and a shower room.

Adjoining the ground floor is a small garden of 25m2.

This property has a certain amount of potential. It could easily be given a makeover and the garden landscaped.

ideal and lucrative for seasonal rental accommodation. As the climate is very mild for 6 months of the year, you could rent it out easily.

## NOTES

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>