

Construction project. Magnificent new villa of 198 m on ground of 1101 m with swimming pool



INFORMATION

Town:	Rochefort-du-Gard
Department:	Gard
Bed:	5
Bath:	4
Floor:	198 m2
Plot Size:	1101 m2



IN BRIEF

On the heights of Rochefort du Gard, this superb villa 7 rooms of plainfoot sold in VEFA and under construction will offer a comfortable living area of 198 m² consisting of a large living room of 69 m² with kitchen and 4 bedrooms, 1 with dressing room and bathroom. Double garage, terrace of 77 m² and swimming pool of 8 x 4. High quality services. The plans can be modified to adapt this superb project to your desires and needs.

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

Welcome to this superb villa of 198 m² sold in VEFA on a landscaped and wooded 1101 m² with terrace and pool.

The location offers a panoramic view of the Sanctuary of Our Lady of Grace. Built in 798 and known for its 70 miracles, it is today a place of prayer, reflection, formation, hospitality and charity. From its privileged position, this house offers an exceptional panorama of the surrounding nature and its Mediterranean landscapes.

The living room with a surface of 69 m² will be bathed in light thanks to large glazed openings directly open on a beautiful sunny terrace.

Double living room with lounge and dining room

Kitchen area open to the dining room

Master suite of 18.5 m² with bathroom and dressing room. Opening onto the terrace.

Bedroom 1 with shower room and storage: 16.8 m²

Bedroom 2 with shower room and storage: 16.5 m²

Bedroom 3 with shower room and storage: 20.4 m²

Office/game room 13.3 m²

2 separate toilets with hand wash

Terrace 77 m²

Second terrace

Pool 8 x 4

Garage for 2 cars

Rochefort-du-Gard is a pretty town of a little over 7600 inhabitants located a few minutes from Avignon, and very easy to access from the A7 and the A9 to connect the North of France and Spain. 15 minutes from Avignon TGV station, Lyon, Marseille and Montpellier are less than 1h20.

The city offers all services and shops, schools and college. A pretty Provencal market is held every Sunday.

At your disposal to present you this magnificent construction project.

Information about...

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