

LES ANGLÉS- Charming 6-room house 155 m on 700 m of enclosed land planted with trees with swimming pool and

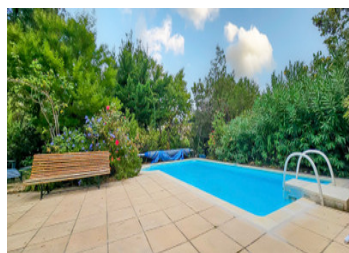
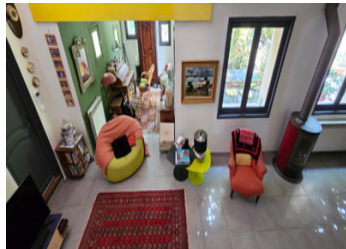


INFORMATION

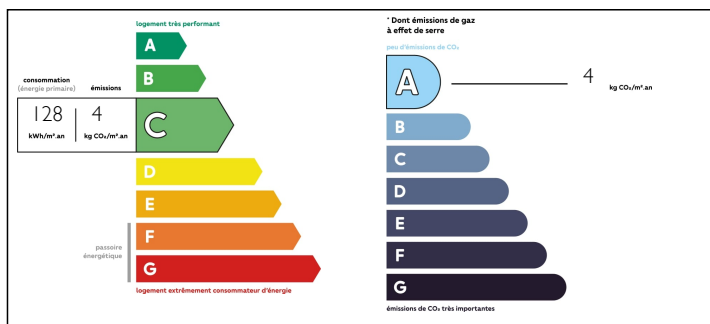
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|-------------|------------|
| Town: | Les Angles |
| Department: | Gard |
| Bed: | 4 |
| Bath: | 2 |
| Floor: | 155 m2 |
| Plot Size: | 712 m2 |

IN BRIEF

NEW. Les Angles, 5 minutes from Avignon on the Gard side. Welcome to this beautiful house dating from the 50s, completely and tastefully renovated. It is nestled in a quiet cul-de-sac on a large, sunny plot with lovely trees, a pretty swimming pool and a shaded terrace. A superb address for a family home, in a peaceful setting with all the amenities of a large town.

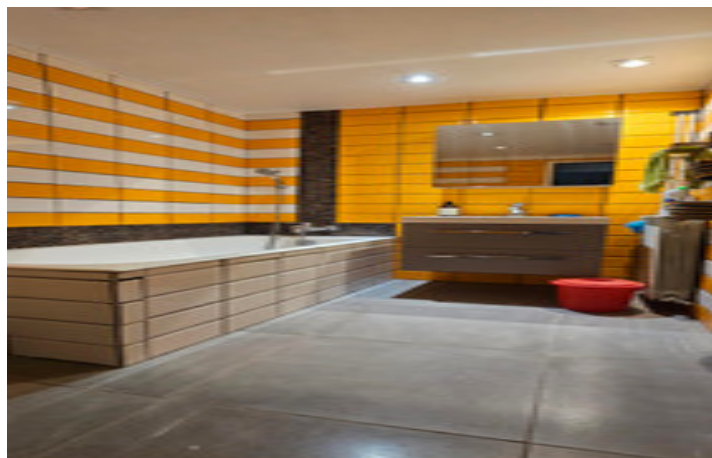


ENERGY - DPE



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 the highly sought-after commune of Les Angles, in a quiet residential area and unspoilt setting, this completely renovated and updated family home is a little corner of paradise.

Its typical 50s architecture, with its sloping shower roof and sun-sheltered terrace, makes it a rare and sought-after property.

You'll find 6 bright rooms spread over two levels, offering an ideal configuration for contemporary living.

The ground floor features a beautiful living room with cathedral ceiling and wood-burning stove. This comfortable living area opens directly onto a sunny terrace and a garden planted with roses and fruit trees. The kitchen is modern and contemporary in style. Fully equipped and separate, it offers plenty of work space. Also on one level, there are two bedrooms, including a master suite, a study and a bathroom.

The beautiful metal staircase leads to a mezzanine that could be used as a study or 4th bedroom, a beautiful bedroom and a large bathroom.

The property includes a spacious garage offering practical storage space.

Situated in a quiet, sought-after area, this home offers an ideal living environment for families. You'll be just 5 minutes from Avignon, with easy access to schools, shops and public transport.

LOCAL TAXES

Taxe foncière: 3100 EUR

NOTES

The TGV station is a 15-minute drive away. Paris can be reached in 2 hours 40 minutes, and Lyon Marseille and Montpellier in less than 1 hour 20 minutes. If you're a teleworker, this house could be just what you're looking for!

Reversible air conditioning with heat pump.

Excellent energy performance.

Desjoyaux swimming pool...