

Saint-Denis - GARD - Fully renovated village house with 3 bedrooms and spacious terrace



INFORMATION

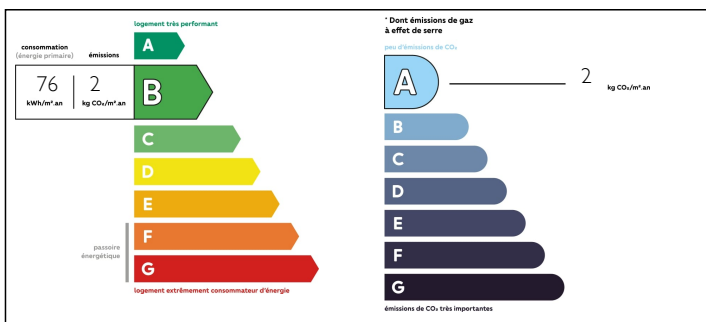
Town:	Saint-Denis
Department:	Gard
Bed:	3
Bath:	2
Floor:	135 m2
Plot Size:	118 m2

IN BRIEF

Totally renovated stone house with double garage and sunny terrace

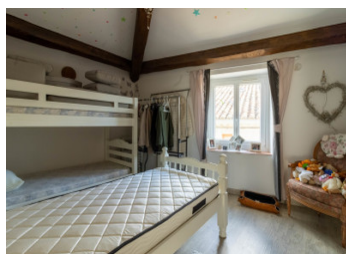
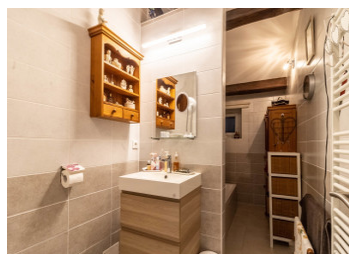


ENERGY - DPE



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 completely renovated village house is located Saint-Denis (Saint-Ambroix) in the north of the Gard.

On the ground floor, there is a double garage with automatic sectional doors and storage space.

On the first floor, there is a large bright living space with wood-burning stove and an open kitchen. The kitchen is fully equipped. Furthermore, there is a bedroom of 17 m² and bathroom en suite.

On the 2nd floor there are 2 bedrooms (14 m² and 15m²), séjour and a bathroom. The séjour gives access to a sunny terrace.

This space could be converted into living space. All connections are already in place.

Double glazing, aluminium shutters, a wood stove, a heat pump for underfloor heating and hot water supply make this a very energy-efficient house.

All amenities are nearby (Saint-Ambroix or Barjac)

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

LOCAL TAXES

Taxe foncière: 900 EUR

NOTES