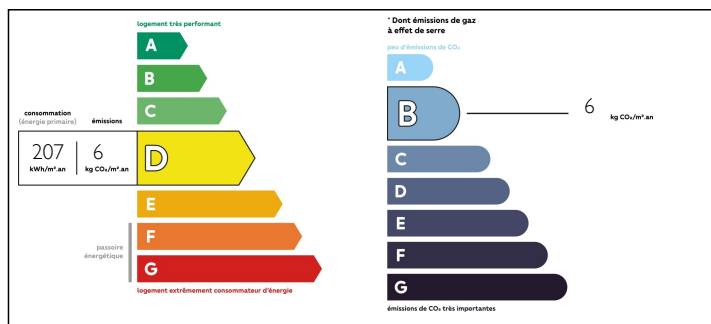


country feel close to amenities



ENERGY - DPE



INFORMATION

Town:	Saint-Ambroix
Department:	Gard
Bed:	3
Bath:	2
Floor:	0 m2
Plot Size:	1575 m2

IN BRIEF

Be surprised by this romantic detached house with garden, swimming pool, stone garden shed and stunning views, located in a dominant South orientated setting, close to the amenities. This unique house is accessible by an idyllic country road and set in a quiet environment on the outskirts of... .. Saint Ambroix. This lively and picturesque small town offers a pleasant level of activity and numerous amenities including several restaurants, terraces, shops, schools and medical facilities. Saint Ambroix is surrounded by a beautiful, richly varied, Mediterranean hilly landscape and is easily accessible. From the house, you can access numerous hiking and cycling routes. Nearby, are several other charming small towns such as Anduze, Alès and Uzès. The sparkling cities of Montpellier and Nîmes (international airports and TGV stations) are approximately at an hour and one and an half hour's drive away. This detached house was built about 35 years ago, on...

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

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This detached house was built about 35 years ago, on a crawl space, in a local and traditional style with its plastered facades, its wooden shutters and its iron gates.

The property offers a built surface of over 160 m² including the living area of about 106 m².

In addition to the 3 bedrooms, of which 1 is situated on the ground floor, there is a study, 2 bathrooms, a separate kitchen, a back kitchen, a living room with fireplace a garage, a garden room, storage space, a natural stone garden shed and several partially covered terraces.

The house is charming and immediately habitable, but one...

NOTES