

## Meyrannes - GARD - Charming village house with garden in quiet neighbourhood



## INFORMATION

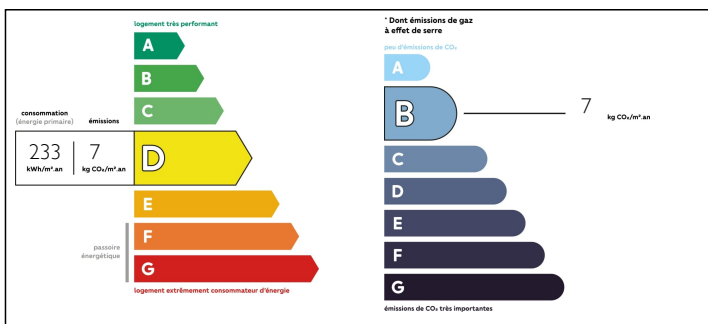
Town:	Meyrannes
Department:	Gard
Bed:	3
Bath:	3
Floor:	108 m2
Plot Size:	544 m2

## IN BRIEF

Charming renovated village house with garden and commercial potential.



## 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

A charming village house is set in grounds of about 544 m<sup>2</sup> and has a lovely garden with dominant views of the Château du Montalet.

The house consists of a living area on the ground floor with sitting room, dining room and bathroom.

On the 1st floor are 3 bedrooms, and a sitting area, 2 bedrooms are equipped with a bathroom en suite. One of the bedrooms has direct access to a covered terrace with breathtaking views

A beautiful outbuilding with two already converted rooms can be used as additional bedrooms.

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

## NOTES