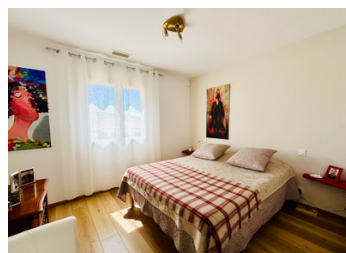


## Saint-Brès - GARD - 4-bedroom villa with large terrace with breathtaking views



## INFORMATION

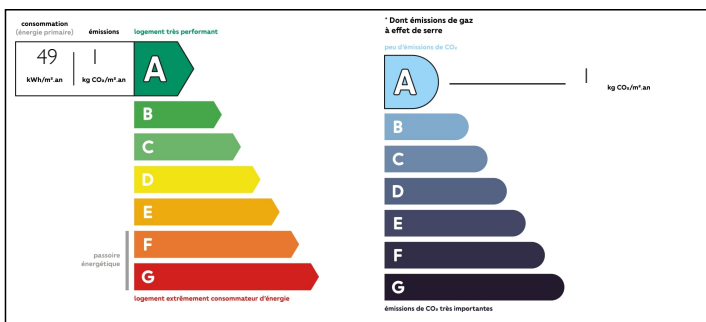
Town:	Saint-Brès
Department:	Gard
Bed:	4
Bath:	3
Floor:	147 m2
Plot Size:	3976 m2



## IN BRIEF

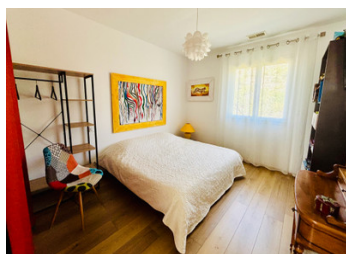
Very recent villa with spacious terrace and summer kitchen. By the pool or in the garden, you can enjoy the beauty of the setting in complete tranquillity.

## 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 beautiful villa is located 5 min from Saint Ambroix and has a living area of about 163 m<sup>2</sup>. On the ground floor is a large living room of 54 m<sup>2</sup> with open kitchen opening onto a covered terrace. From the covered terrace, which is equipped with a summer kitchen, you can enjoy beautiful views. Furthermore, there are 3 bedrooms (22 - 14 - 12 m<sup>2</sup>), 1 with a bathroom and dressing room en suite, 1 bathroom with shower, separate toilet and storage room. Stairs lead down to the garden with a 10 x 4 m swimming pool with cover. The garden is planted with various tree species including very old olive trees.

On the garden level there is another room with bathroom and a covered terrace. The house also has a 25 m<sup>2</sup> garage and partial cellar. The total land is almost 4,000 m<sup>2</sup> of which a part is buildable.

## NOTES

The house has double glazing throughout, mosquito nets and reversible air conditioning. With a DPE A, this is therefore a very energy-efficient house.

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