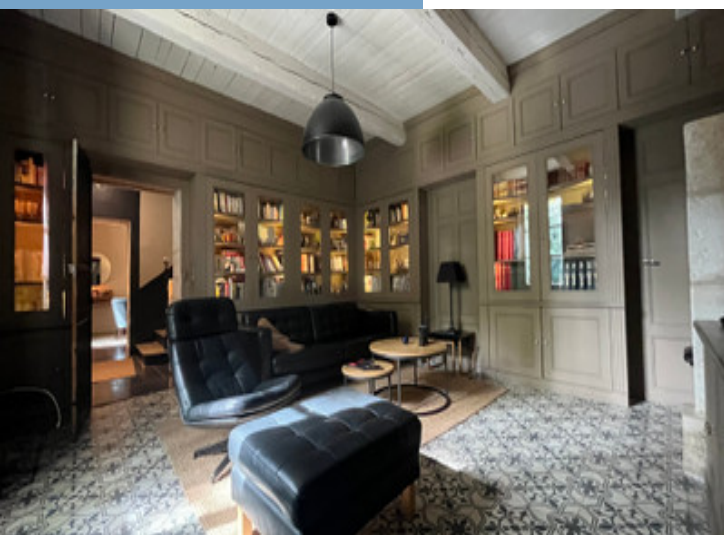
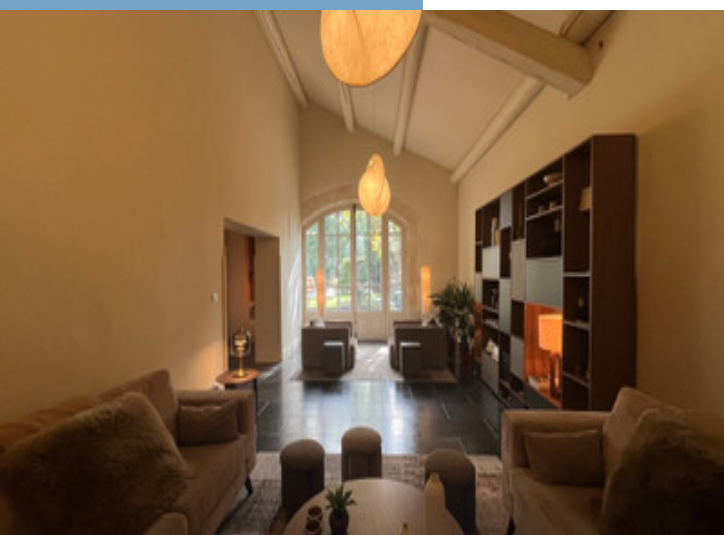




MAS PROVENCAL OF 397 SQUARE METERS WITH
6 BEDROOMS ON A 2900 SQUARE METER LOT
WITH SWIMMING POOL

MAS PROVENÇAL OF 397
SQUARE METERS WITH 6
BEDROOMS ON A 2900
SQUARE METER LOT WITH
SWIMMING POOL...



PROPERTY FACT FILE	
REFERENCE	A40396CHS30
PRICE	€ 1,355,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	6
BATHROOM	4
ACCOMMODATION	397 m ²
LAND	2900 m ²
TOWN	Sauveterre
DEPARTMENT	
LOCATION	Village property
TYPE	Maison, Family Home
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	



- Recently refurbished
- Seasonal rental available
- No work required
- Authenticity
- Possible plot detachment

MAS PROVENÇAL OF 397
SQUARE METERS WITH 6
BEDROOMS ON A 2900
SQUARE METER LOT
WITH SWIMMING POOL...

Ref : A40396CHS30

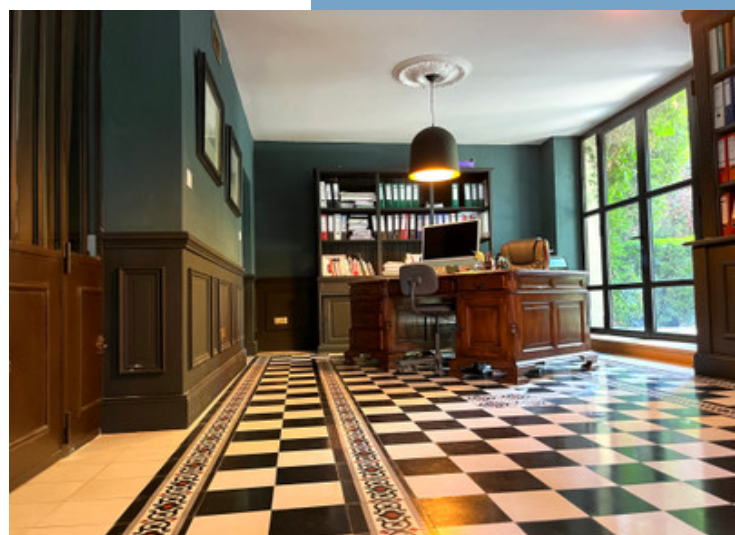
LEGGETT IMMOBILIER offers you this authentic Provençal farmhouse of 397 m² at the gates of Avignon, nestled in the heart of a picturesque village in the Gard region. This charming property has been carefully maintained and recently renovated with high-quality materials. It is spread over two floors. The ground floor comprises a

DESCRIPTIF

- * Close to shops and amenities
- * Borehole
- * Automatic watering system
- * Quiet location, not isolated
- * Charming property
- * Centuries-old plane trees
- * Shaded terrace
- * 50 minutes from Marseille Provence Airport
- * 10 minutes from Avignon
- * Workshop

- BEDROOM 1 GROUND FLOOR	21.05 m ²
- BEDROOM 2 (1st floor)	16.54 m ²
- BEDROOM 3 (1st floor)	13.00 m ²
-BEDROOM 4 (1st floor)	21.40 m ²
-BEDROOM 5 (2nd floor)	19.90 m ²
-BEDROOM 6 (2nd floor)	20.85 m ²

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



More Online :
<https://leggettprestige.com/luxury-property-for-sale/view/A40396CHS30>

COMPLETE FILE AND PHOTO ON REQUEST

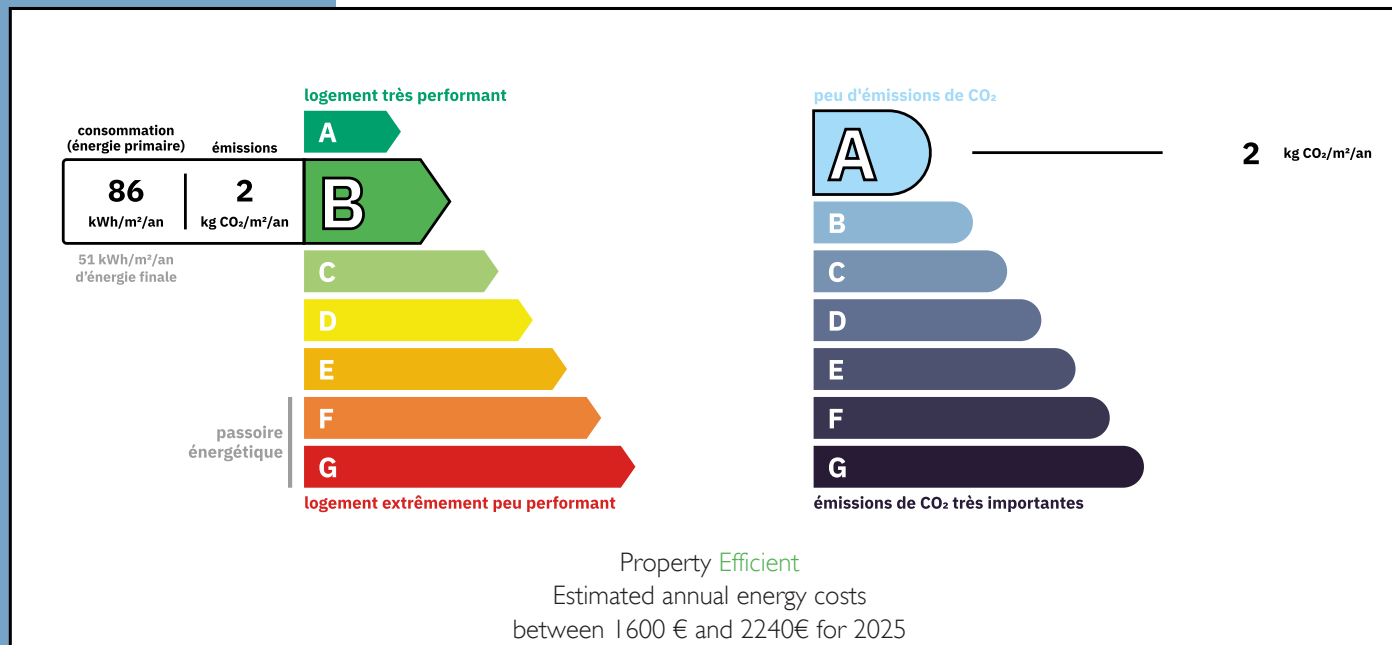
LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

MAS PROVENÇAL OF 397
SQUARE METERS WITH 6
BEDROOMS ON A 2900
SQUARE METER LOT WITH
SWIMMING POOL...

Ref : A40396CHS30

ENERGIE-DPE

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



NOTICE

Leggetts, their client and any joint agents give notice that:

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2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : A40396CHS30
FILE COMPLETE
AND PHOTOS
ON REQUEST

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