

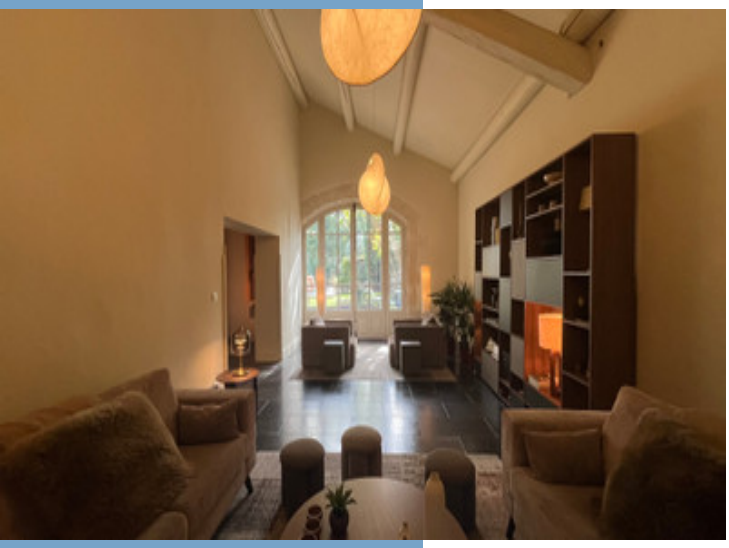
MAS PROVENCAL OF 397 SQUARE METERS WITH 6 BEDROOMS ON A 2900 SQUARE METER LOT WITH SWIMMING POOL

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

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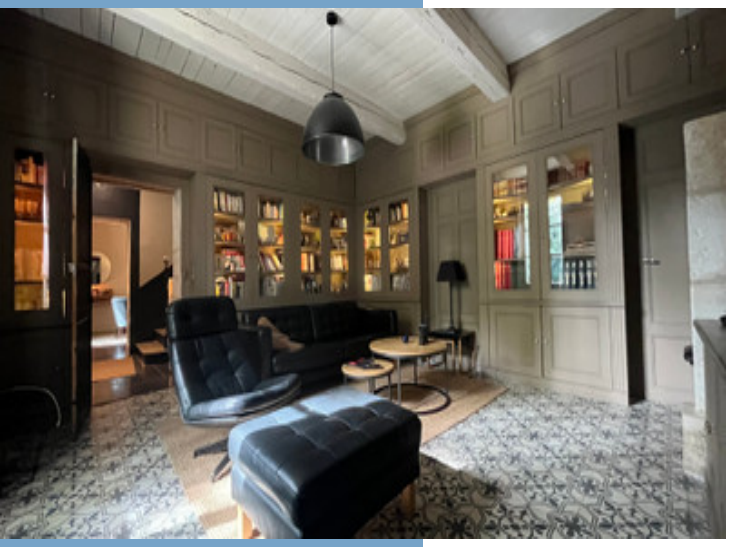




PROPERTY FACT FILE

REFERENCE	A40396CHS30
PRICE	€ 1,250,000 £ 0* *agency fees included: 0 % TTC to be paid by the buyer (1 290 000 EUR hors honoraires)
BEDROOM	6
BATHROOM	4
ACCOMMODATION	397 m²
LAND	2900 m²
TOWN	Sauveterre
DEPARTMENT	
LOCATION	Village property
TYPE	Maison, Family Home
CONDITION	
FEATURES	Swimming Pool, Mains drainage, Private parking

*Price based on current exchange rate which is subject to change





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

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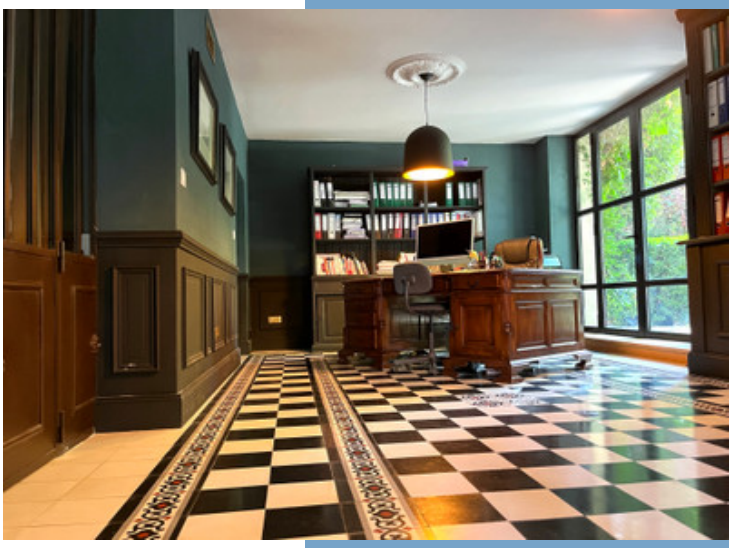
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LEGGETT IMMOBILIER offers you this authentic Provençal farmhouse of 397 m² at the gates of Avignon, nestled in the heart of a picturesque village in the Gard region. This charming property has been carefully maintained and recently renovated with high-quality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



DESCRIPTION

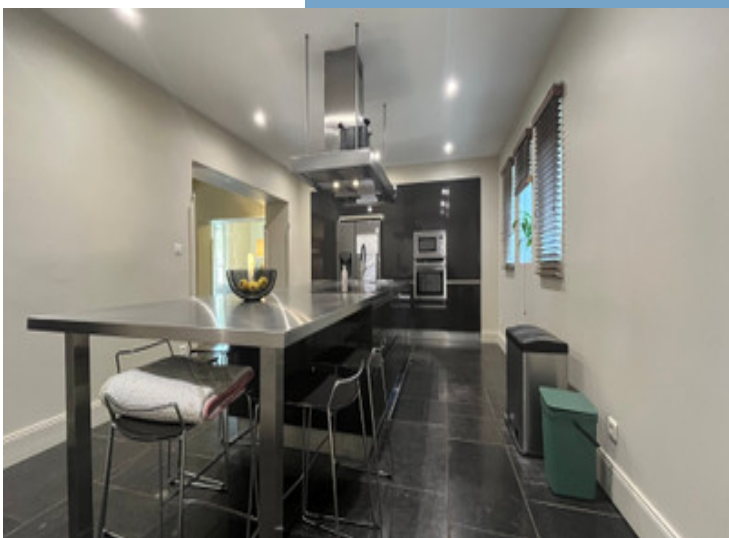
* Close to shops and amenities
* Borehole
* Automatic watering system
* Quiet location, not isolated
* Charming property
* Centuries-old plane trees
* Shaded terrace
* 50 minutes from Marseille Provence Airport
* 10 minutes from Avignon
* Workshop



- BEDROOM 1 GROUND FLOOR	21.05 m²
- BEDROOM 2 (1st floor)	16.54 m²
- BEDROOM 3 (1st floor)	13.00 m²
-BEDROOM 4 (1st floor)	21.40 m²
-BEDROOM 5 (2nd floor)	19.90 m²
-BEDROOM 6 (2nd floor)	20.85 m²

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

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

COMPLETE FILE AND PHOTO ON REQUEST

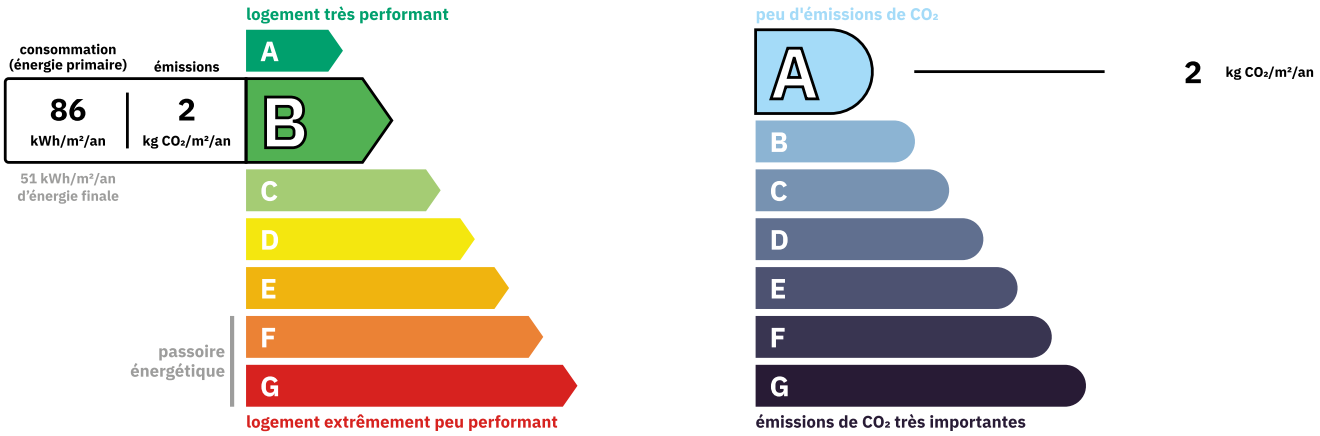
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ENERGIE-DPE



Property Efficient
Estimated annual energy costs
between 1600 € and 2240€ for 2025

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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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