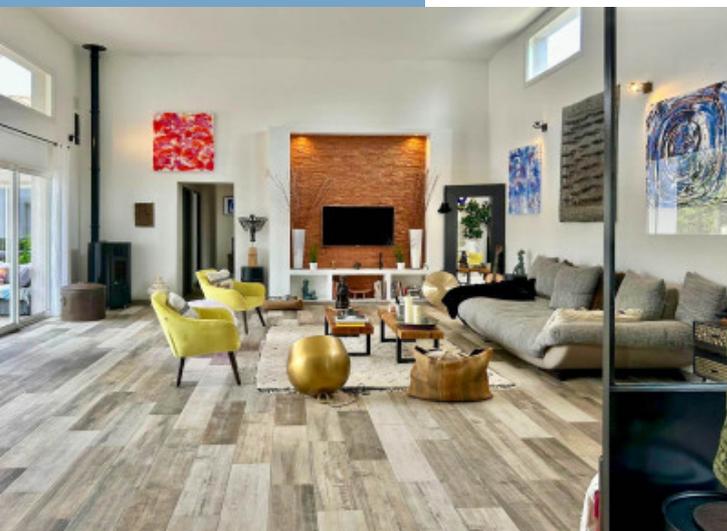




PRESTIGIOUS MODERN VILLA IN CHARMING
VILLAGE NEAR PONT DU GARD.



PROPERTY FACT FILE	
REFERENCE	A41667RSI30
PRICE	€ 645,000 £ 0* *agency fees to be paid by the seller
BEDROOM	3
BATHROOM	1
ACCOMMODATION	210 m ²
LAND	962 m ²
TOWN	Castillon-du-Gard
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Villa
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Private parking
*Price based on current exchange rate which is subject to change	



- Contemporary single-storey villa
- High standard, spacious rooms
- Pool with jacuzzi & landscaped garden
- Artist's atelier with multiple uses
- Charming village between Uzès, Nîmes and Avignon

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Located in a classified medieval village just 15 minutes from Uzès and 25–30 minutes from Avignon and Nîmes, this modern single-storey villa built in 2018 offers an exceptional level of comfort, light, and modern design. Set in a peaceful, intimate environment, the property benefits from easy access to amenities, with a bakery and restaurants nearby,

DESCRIPTION

The property offers:

- Entrance opening into a spectacular lounge area with high ceilings (56 m²)
- American-style fitted kitchen with high-end appliances (32 m²) opening to dining space (34 m²)
- 2 spacious bedrooms (17 and 18 m²)
- Large fitted dressing room (14 m²) could be another bedroom or office
- Bathroom (14 m²) with:
 - Walk-in Italian shower
 - Freestanding bathtub
 - Double basin
- Separate WC
- laundry room
- independent 35 m² atelier with multiple possible uses (workshop, guest suite, office, fitness room or creative space)

Fully fenced landscaped garden with Mediterranean plants with automatic irrigation system and private swimming pool, large tiled terrace ideal for outdoor dining and lounging.

Comfort & Technical Features

- Reversible air-conditioning in all rooms
- Pellet stove in main living area
- Electric shutters with centralised control
- High-performance insulation (DPE: AA)
- Double glazing
- High-end kitchen appliances
- Fibre or high-speed internet possible (depending on provider)
- Electric gate and alarm system
- Space to park 4 vehicles

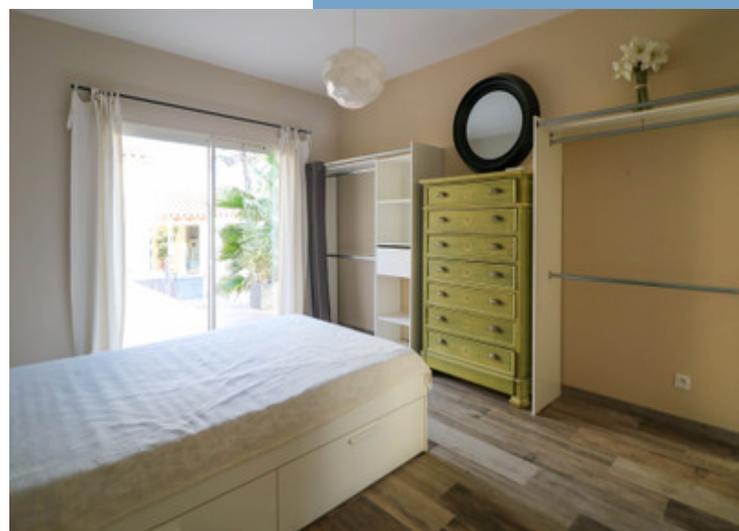
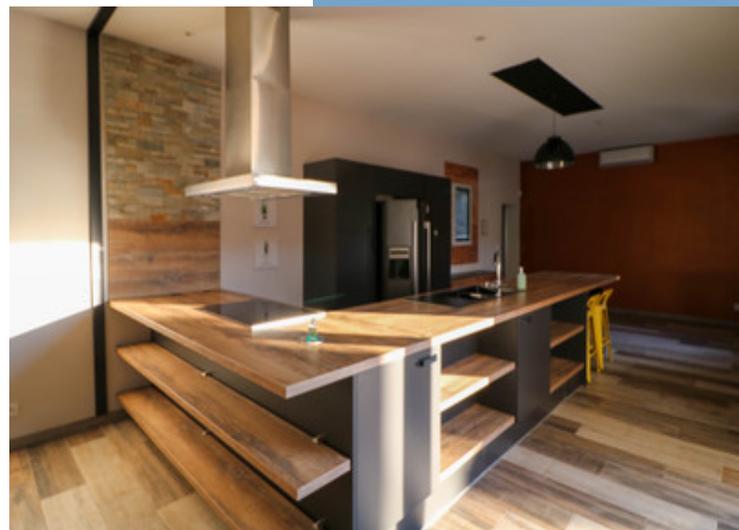
Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

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More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A41667RSI30>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

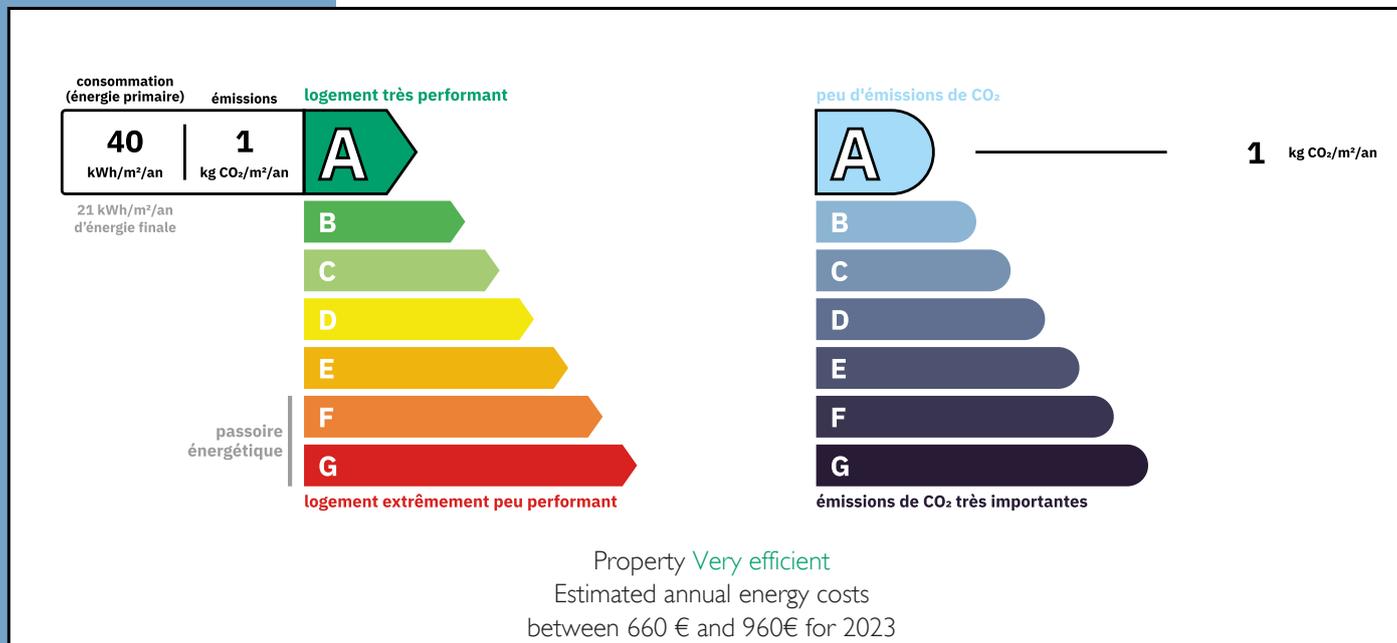
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

PRESTIGIOUS MODERN VILLA
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ENERGIE-DPE



NOTICE

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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 :A4I667RSI30
FILE COMPLETE
AND PHOTOS
ON REQUEST

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