



151M² VILLA
ON A 3000M² PLOT WITH SWIMMING POOL
PANORAMIC VIEW

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PROPERTY FACT FILE	
REFERENCE	A42337DIH30
PRICE	€ 995,000 £ 0* <small>*agency fees included: 5 % TTC to be paid by the buyer (945 000 EUR hors honoraires)</small>
BEDROOM	4
BATHROOM	1
ACCOMMODATION	151 m²
LAND	3000 m²
TOWN	Saint-André-de-Roquepertuis
DEPARTMENT	
LOCATION	0-2KM to amenities
TYPE	Villa
CONDITION	New Build
FEATURES	Swimming Pool, Mains Drains, River Frontage
<small>*Price based on current exchange rate which is subject to change</small>	





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Villa of 151m²
3000m² plot
4 bedrooms
Bedroom 1: 11m²
Bedroom 2: 15m²

DESCRIPTION

Elegant Gard stone villa with infinity pool

A true gem awaits you: this Gard stone villa, a symbol of charm and solidity, blends the authenticity of traditional materials with refined, modern amenities. Nestled on a vast, landscaped plot of 3,000 m², it offers a rare living environment, combining comfort and serenity.

Key features

Majestic 80 m² living room: bathed in light thanks to large bay windows, it opens onto the terrace and pool, creating a harmonious flow between indoors and outdoors.

4 spacious bedrooms: each designed for rest and privacy, with generous proportions and a warm atmosphere.

3 modern bathrooms: sleek design, high-end fixtures, perfect for everyday comfort.

Underfloor heating: a discreet and efficient technology that guarantees an ideal temperature all year round.

Infinity pool: the true centerpiece of the property, it invites relaxation and offers an unobstructed view of the surrounding landscape.

Exterior & Environment

The 3,000 m² plot is a verdant haven, ideal for creating a Mediterranean garden, recreational areas, or a vegetable garden. Completely secluded, it guarantees total privacy and a peaceful atmosphere. The stone terraces and shaded areas allow you to fully enjoy sunny days.

Villa Highlights

Noble and durable materials: Gard stone lends timeless elegance and excellent insulation.

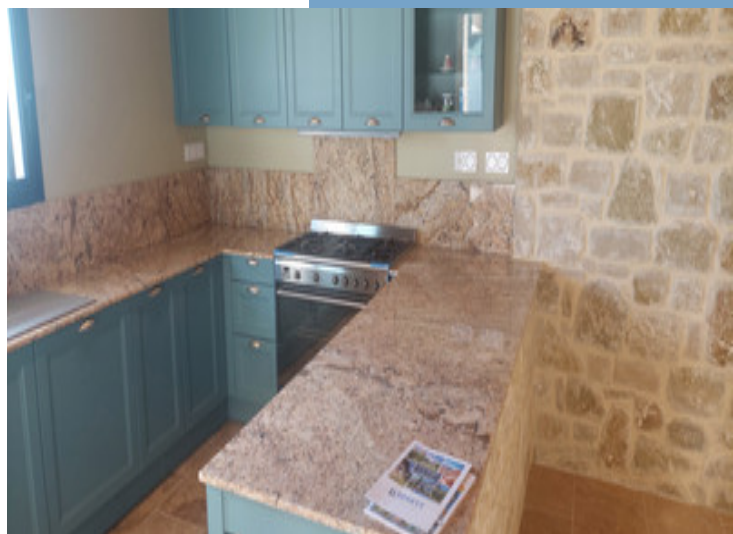
Harmonious architecture: a perfect blend of tradition and modernity.

High-end amenities: every detail has been carefully considered for comfort and aes...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A42337DIH30>

COMPLETE FILE AND PHOTO ON REQUEST



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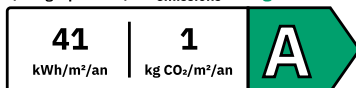
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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

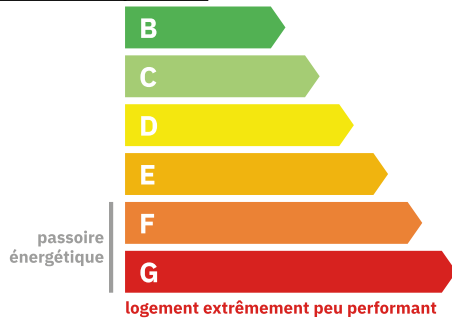
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ENERGIE-DPE

consommation (énergie primaire) émissions logement très performant



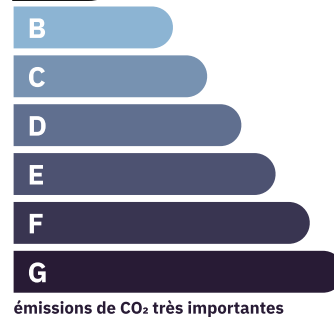
18 kWh/m²/an
d'énergie finale



peu d'émissions de CO₂



1 kg CO₂/m²/an



Property **Very efficient**
Estimated annual energy costs
between 560 € and 810€ for 2021

NOTICE

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

1: Quoted prices are subject to fluctuations in exchange rates. 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.

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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

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AND PHOTOS
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