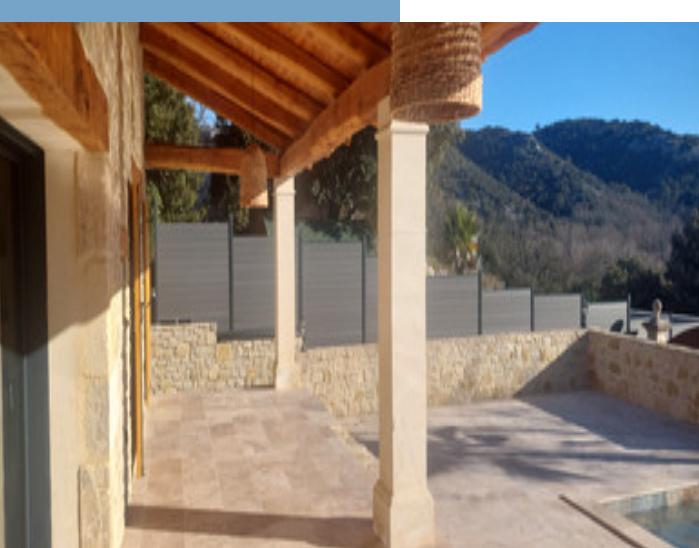




151M<sup>2</sup> VILLA  
ON A 3000M<sup>2</sup> PLOT WITH SWIMMING POOL  
PANORAMIC VIEW

151M<sup>2</sup> VILLA  
ON A 3000M<sup>2</sup> PLOT WITH  
SWIMMING POOL  
PANORAMIC VIEW...



## PROPERTY FACT FILE

REFERENCE	A42337DIH30
PRICE	€ 995,000 £ 0*
	*agency fees included: 5 % TTC to be paid by the buyer (945 000 EUR hors honoraires)
BEDROOM	4
BATHROOM	1
ACCOMMODATION	151 m <sup>2</sup>
LAND	3000 m <sup>2</sup>
TOWN	Saint-André-de-Roquepertuis
DEPARTMENT	
LOCATION	0-2KM to amenities
TYPE	Villa
CONDITION	New Build
FEATURES	Swimming Pool, Mains Drains, River Frontage

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



- 
- 
- 
- 
- 

151 M<sup>2</sup> VILLA  
ON A 3000M<sup>2</sup> PLOT WITH  
SWIMMING POOL  
PANORAMIC VIEW...

Ref : A42337DIH30

Villa of 151m<sup>2</sup>  
3000m<sup>2</sup> plot  
4 bedrooms  
Bedroom 1: 11m<sup>2</sup>  
Bedroom 2: 15m<sup>2</sup>

## 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 m<sup>2</sup>, it offers a rare living environment, combining comfort and serenity.

### Key features

Majestic 80 m<sup>2</sup> 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 m<sup>2</sup> 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 aesthetics...

More Online :

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

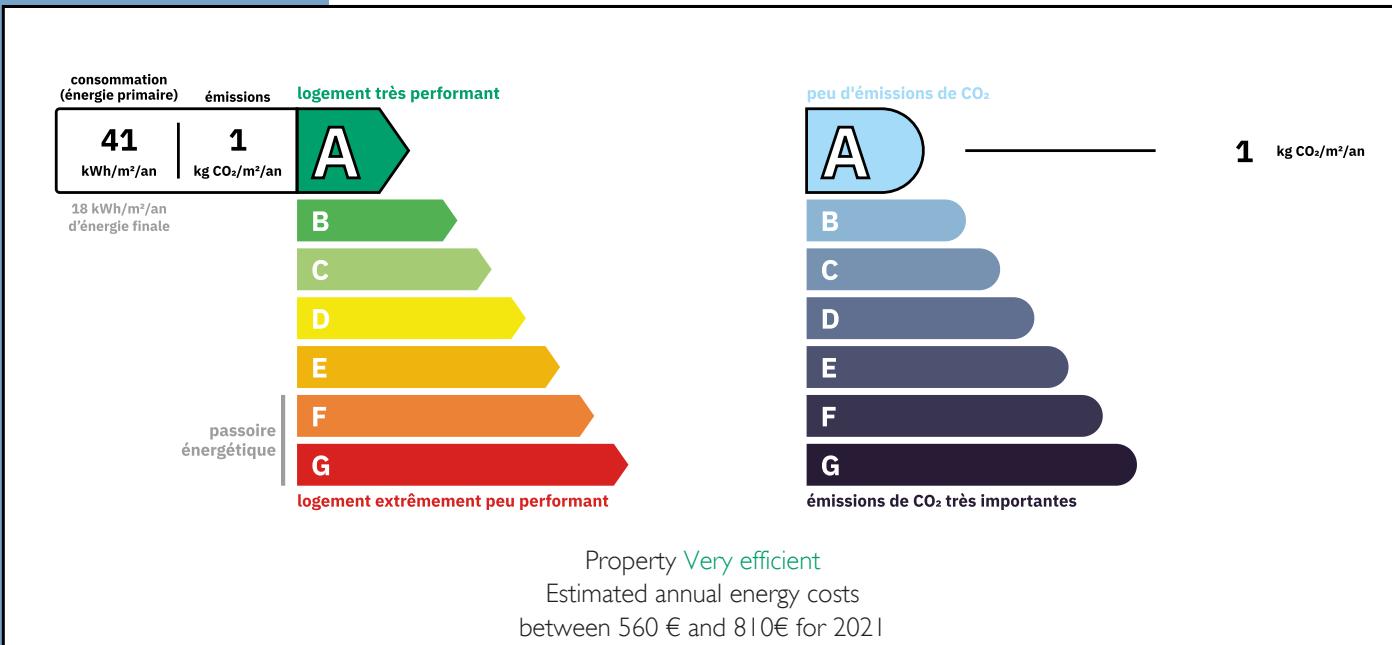
COMPLETE FILE AND PHOTO ON REQUEST



151M<sup>2</sup> VILLA  
ON A 3000M<sup>2</sup> PLOT WITH  
SWIMMING POOL  
PANORAMIC VIEW...

Ref : A42337DIH30

## ENERGIE-DPE



## NOTICE

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

I: 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.

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 : A42337DIH30

FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

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