LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL

EXCEPTIONAL 4-BED DETACHED VILLA WITH GARAGE, PRIVATE GARDEN AND SWIMMING POOL IN A VILLAGE WITH AMENITIES.

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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PROPERTY FACT FILE

REFERENCE	A47901RSI30
PRICE	€ 485,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	2
ACCOMMODATION	160 m²
LAND	1500 m²
TOWN	Saint-Hilaire-de-Brethmas
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Villa
CONDITION	
FEATURES	Swimming Pool, Mains drainage, Garage

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

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- Detached, air-conditioned villa
- Large 14x6m swimming pool with Roman steps
- Flat, fully enclosed and private garden
- Central heating, wood-burning stove and air-con
- Residential village with local amenities

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Richard Singer of Leggett Immobilier International is delighted to present this attractive detached villa, offering approximately 160 m² of comfortable living space set within a green garden of around 1,500 m².

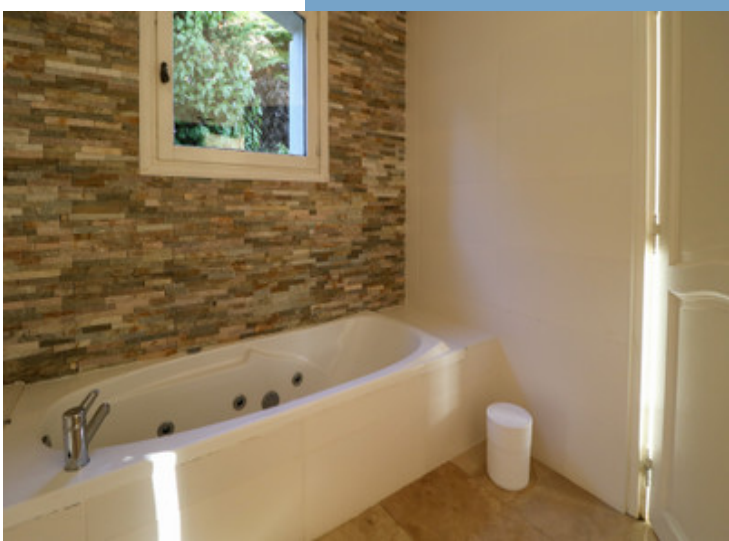
Designed for relaxed family living and entertaining, the property

DESCRIPTION

Set in the residential village of Saint-Hilaire-de-Brethmas, the property benefits from local shops, schools, healthcare services and public transport, with the wider amenities of Alès within easy reach. At the gateway to the beautiful Cévennes National Park, it is also within reach of the Mediterranean coast (approx. 1hr drive). The medieval village of Vézénobres is only 8 km away, while Uzès, with its famous market, is around 30 km away. The Roman city of Nîmes, approx. 40 km away, offers a TGV station and airport, further transport connections are in Montpellier (around 1hr drive away).

This modern and comfortable home offers, on the ground floor:
• Entrance hall
• Welcoming living and dining room with a comfortable sitting area and wood-burning stove
• Adjoining fitted kitchen, well equipped for everyday living or holidays
• Covered terrace, ideal for long summer meals
• Office/fourth bedroom
• Separate WC
• Master suite with an en-suite bathroom featuring a walk-in shower, spa bath and double basin
• Practical laundry room
• Garage

On the first floor:
• Two further bedrooms with built-in wardrobes
• Shower room with WC



The fully enclosed landscaped garden, bordered by mature hedging, provides privacy and plenty of space to relax and enjoy the southern French sunshine. The large private swimming pool measures 14 x 6 m, ranges from approximately 0.9 m to 2 m in depth, and features Roman steps and a security alarm.

The property is completed b...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A47901RSI30

COMPLETE FILE AND PHOTO ON REQUEST

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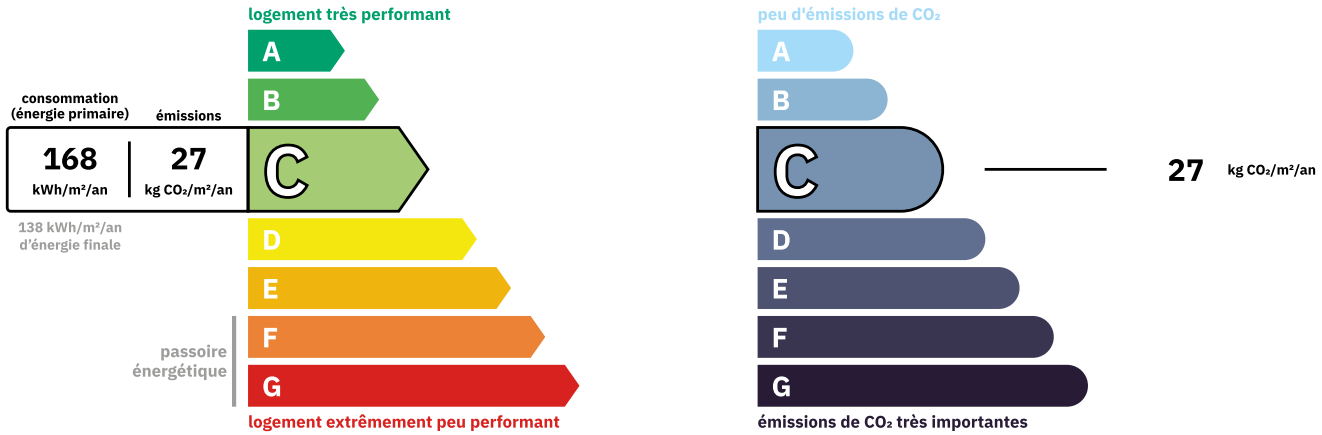
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 2520 € and 3520€ for 2021

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 :A47901RSI30
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