



House

VAUVERT (30)

350 000 €*

* Agency fees to be paid by the seller



91 m²



4 pièce(s)



3 chambre(s)

PROPERTY DESCRIPTION

In a residential area at the top of the peaceful village of Vauvert, let's discover together this single storey villa on its 600m² plot. A pretty gate and an avenue lined with flowers and laurels lead us to the steps of the house, where a star jasmine perfumes the place; a large south-facing, semi-covered terrace allows us to access the vestibule of the house; the day and night spaces are well demarcated and we choose to discover the living room, the lounge worked in an alcove and a large fully equipped American kitchen, with accents of Provence. The whole is bathed in southern light through a large bay window. glass window opening onto the terrace. Let's now head towards the sleeping area, and discover three bedrooms, respectively 9m², 9.90m² and 11.16m², a large bathroom with its large walk-in shower and a separate toilet. Two steps allow us direct access to the 20m² garage and an 8m² laundry room, ideal for placing extra refrigerators or freezers. The comfort of the house is ensured by the warmth and charm of a wood stove, electric convectors and reversible air conditioning, the attic has recently been insulated; the softness is provided by the presence of a water softener. On the practical side, the house has an accessible crawl space. Let us now walk in the garden which allows us to go around the house; several spaces have been fitted out and can be redesigned according to everyone's tastes. A large Yuca palm and a cypress watch over the land and sit alongside olive trees, two plane trees and other flower beds. Out of sight on the side of the house, a 4.50x2.50 semi-buried swimming pool is installed for relaxing afternoons basking in the sun. The calm of the place is total, the fields and vineyards border the rear of the land. 20km from Nîmes, 38 minutes from the Pont du Gard TGV station, this Villa awaits its future owners! So contact me, Sylvie Grunder real estate sales agent El Capifrance on 06 66 44 77 37 or by email sylvie.grunder@capifrance.fr Les honoraires sont à la charge du vendeur. Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

**** ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



Sylvie GRUNDER

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LE BIEN EN IMAGES





DETAILS

GENERAL

Reference 855394

Property type House

SURFACES

Living space 91 m²

Living room surface 33 m²

Land surface 601 m²

COMPOSITION

Number of rooms 4

Number of bedrooms 3

Toilets count 1

Washrooms 1

Terrace 1

DPE/GES

DPE 151

GES 4

APPENDIX

Parking couvert

Parking space 4

Garage 1

Videophone Non

SERVICES

Air conditioning Yes

Heater électricité

Heater climatisation réversible

Heater bois

Kitchen américaine

Swimming-pool Yes



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