



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

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PROPERTY FACT FILE	
REFERENCE	A42337DIH30
PRICE	€ 935,000 £ 0* <small>*agency fees included: 4 % TTC to be paid by the buyer (900 000 EUR hors honoraires)</small>
BEDROOM	4
BATHROOM	1
ACCOMMODATION	151 m ²
LAND	3000 m ²
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

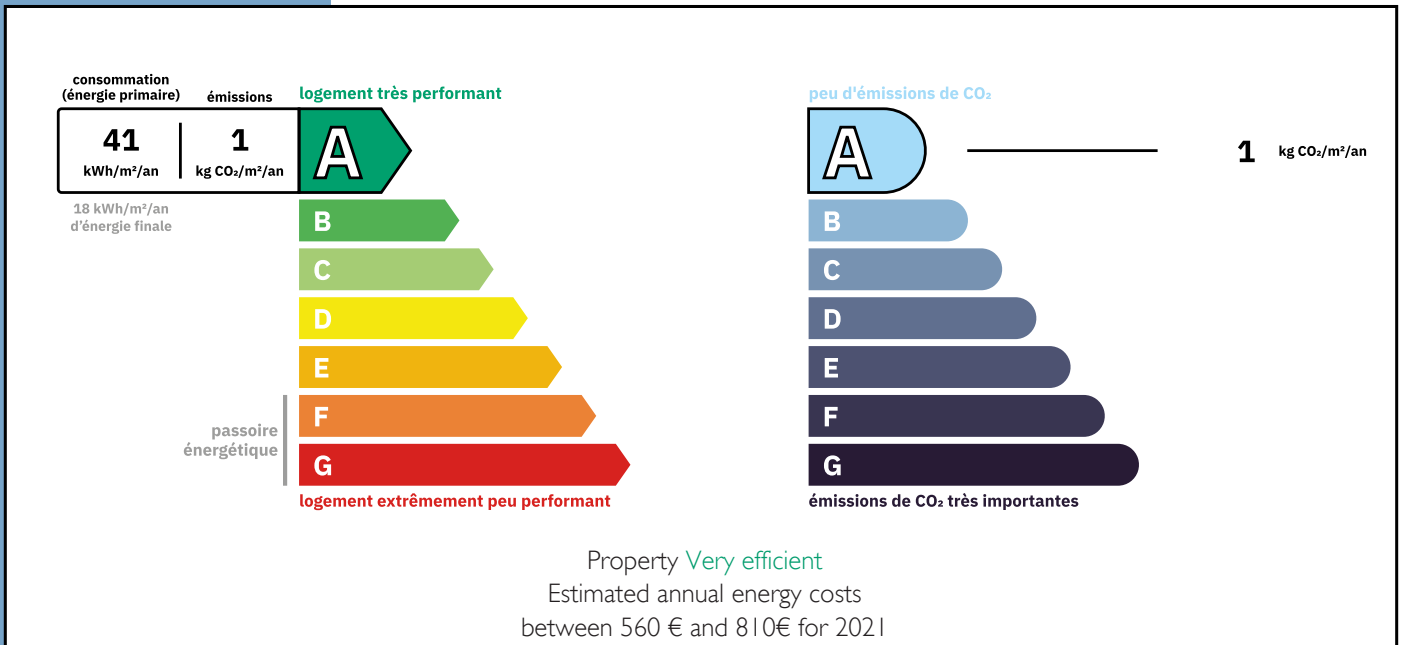


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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



NOTICE

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CONTACT

Réf :A42337DIH30
FILE COMPLETE
AND PHOTOS
ON REQUEST

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