



## listing



### Informazioni sull'Agente

Nome: ArKadia  
Nome della ditta:  
Nazione: United Kingdom  
Telefono:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per: Saldi  
Prezzo: USD 548,439.9

#### Posizione

Nazione: France  
Stato / Regione / Provincia: Occitanie  
Città: Sauzet  
Cap: 30190  
Pubblicato: 25/04/2026

#### Descrizione:

Gard (30190), Exclusive listing for sale in Sauzet, on the Nîmes/La Calmette/Saint Genies-de-Malgoires axis: this contemporary 135 sq m villa with a garage, built on a 500 sq m plot, offers a swimming pool and beautiful terraces in a peaceful setting with unobstructed panoramic views. This well-appointed home features 5 rooms and comprises a spacious and bright living area opening onto a 30 sq m covered terrace with pleasant views and the swimming pool, as well as a fully equipped kitchen. The sleeping area includes 4 bedrooms, one of which is a master suite. The three other bedrooms have direct access to a second 80 sq m terrace, also offering superb panoramic views. There are also bathrooms and shower rooms, 2 WCs, and a laundry room. For your comfort, the property features ducted air conditioning via a heat pump, compliant with regulations and covered by ten-year warranties. Fees payable by the seller. Information on the risks to which this property is exposed is available on the Georisques website. REF 54619 - ABESSAN Network - Sandrine DEROOZE ... Your real estate sales agent (EI) RSAC No. 428 875 298

Condizione: Excellent  
Costruito: 2023

#### Comune

Bagni: 1  
Finito piedi quadrati: 135 mq  
Dimensione del lotto: 502 mq



## Room details

Total rooms: 5  
Indoor Features: Fitted kitchen

## Utility details

Heating Fuel: Electric

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 82

## Building details

Parking: Si  
Number of Garages: 1  
Outdoor Amenities: Pool

## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/ACML-T14269/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ACML-T14269/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 34070145086

