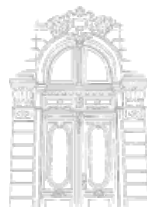
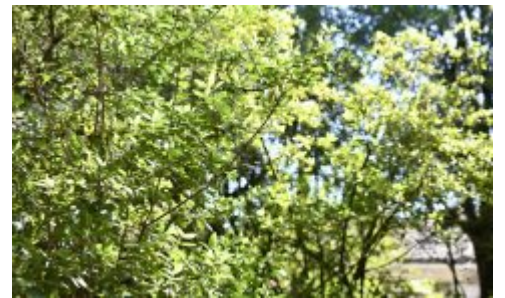


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L'Immobilier d'Exception

FRANCE

THE SLEEPING BEAUTY: TOUR MAGNE NEIGHBORHOOD, WITH 164 SQUARE METERS OF LIVING SPACE AND WOODED GARDEN.



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THE SLEEPING BEAUTY: TOUR MAGNE NEIGHBORHOOD, WITH 164 SQUARE METERS OF LIVING SPACE AND WOODED GARDEN.

Location:

This bourgeoise villa is located in the heart of the highly sought-after Tour Magne district, just a 15-minute walk from Les Halles de Nîmes and the Jardins de la Fontaine. The garden is planted with tall trees. The vegetation is typical of the garrigue and the region. A feeling of peace and quiet, in the city, just minutes from the shops.

The property:

Past the gate, a small, tiled path surrounded by greenery leads up to the house. The atmosphere is bucolic, almost poetic. From the outside, the house already has a lot going for it: stone balustrades and louvered shutters adorn large, rounded openings.

The front door opens onto a sumptuous entrance hall with a stone staircase covered in light-colored terrazzo and adorned with a wrought-iron balustrade. A desk or piano can be placed under the staircase, which is bathed in natural light.

The living room is divided into two distinct areas, with ceilings over 3 meters high. It includes a dining room and a living room that's pleasant in any season, with a fireplace and a large opening onto the garden. The kitchen also communicates with the outside and the barbecue area on the terrace. A shower room with toilet completes the first floor.

On the second floor, three bedrooms between 11 and 14 square meters, including one with a 5 square meters terrace, a bright bathroom and a separate toilet. The top floor houses two further bedrooms and a "small toilet" room with washbasin. The attic, accessible from here, provides additional storage space. The top floor also gives access to a very spacious roof terrace of almost 50 square meters, with 360° views, including on the Tour Magne.

An 18 square meters garage accompanies this property, and a gate allows a second vehicle to be parked in the driveway behind the house.

The living area of the house is approx. 164 square meters, on a plot of approx. 1052 square meters. The most recent part of the house was built in the 60s.

Our opinion:

This house will seduce you with its undeniable charm, its highly sought-after location in Nîmes, and its bucolic and rare surroundings. The house of your dreams awaits you.

Contact: Emilie Crouzet +33 (0)6 95 74 22 06

Prix : 799 000 € FAI

Réf. 1806AGEC PP.



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