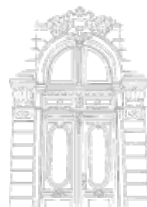


# PONCET & PONCET

*L'Immobilier d'Exception*  
— FRANCE —

CHARMING PROPERTY IN THE HEIGHTS OF NÎMES



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# PONCET & PONCET

*L'Immobilier d'Exception*

FRANCE

## CHARMING PROPERTY IN THE HEIGHTS OF NÎMES

Nestled in the sought-after northern heights of Nîmes, this property enjoys a prime location just a short walk from the historic city centre. It offers the perfect balance between urban convenience and tranquillity.

Surrounded by a landscaped garden, the house features a raised terrace, a swimming pool, and a preserved green haven, ensuring total privacy. South-facing, it benefits from natural light throughout.

Upon entering, a welcoming hallway leads to a reception area opening onto the terrace, combining a lounge and dining room, as well as a semi-open fitted kitchen and a pantry.

A second living room with a fireplace adds warmth and character.

Still on the ground floor, a master suite includes a private bathroom and dressing room.

Two separate staircases lead to the first floor, where three well-appointed bedrooms can be found, one with a balcony and another with an en-suite shower room. A study completes this level.

In the attic, a cosy bedroom and a converted loft provide additional space, with potential for further development (subject to planning permission).

Practical features include a garage, two parking spaces, and several basement rooms: a wine cellar, a boiler/laundry room, and a workshop. A pool house sits beside the swimming pool, while a well supplies water for garden irrigation and pool maintenance, helping to reduce upkeep costs.

The property is part of a co-ownership comprising just 6 lots. The sale includes Lot 1 (garage), Lot 2 (house), and a half share of Lots 5 and 6 (access).

Our view...

Combining period charm, modern comfort, and stunning outdoor spaces, this home is perfect for a family or as a peaceful retreat close to the vibrant centre of Nîmes.

Contact: Barbara Heslop +33 6 21 76 51 90

Information on potential risks related to this property is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Prix : 985 000 € FAI

Réf. 1939 BH PP.



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