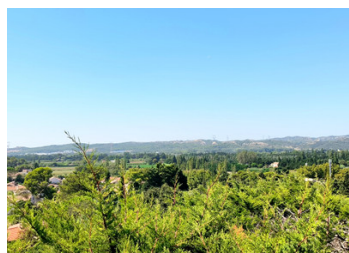
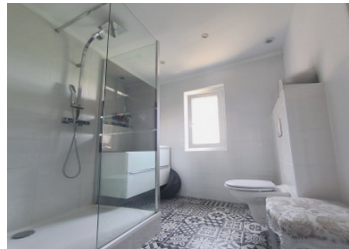
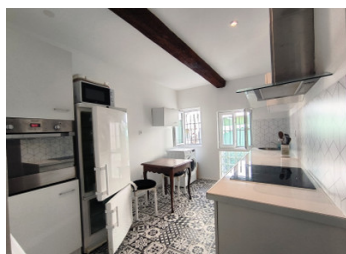
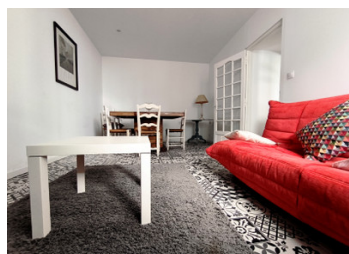


95m Provencal house in the heart of the village. 4 fully renovated rooms including 3 bedrooms. Garage



INFORMATION

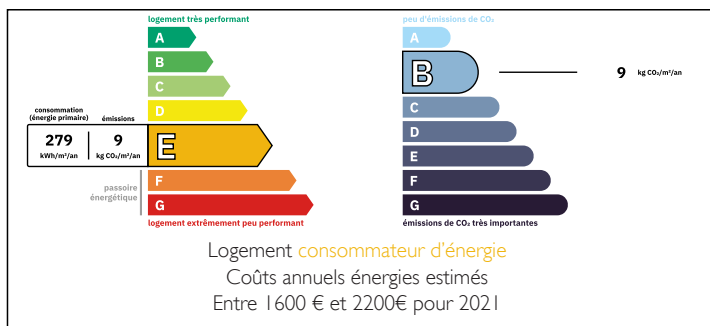
Town:	Barbentane
Department:	Bouches-du-Rhône
Bed:	3
Bath:	1
Floor:	95 m2
Plot Size:	0 m2



IN BRIEF

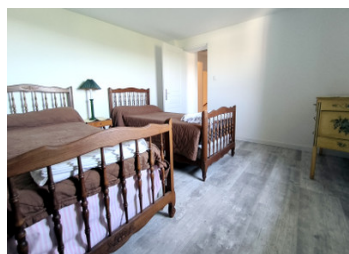
Barbentane, you're entering the Bouches du Rhône. This attractive 95 m² two-storey village house, with its Provencal charm and excellent condition, will win you over. In the heart of a historic village with narrow streets, very close to Avignon.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 900 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

As soon as you walk through the door, you are greeted by an entrance hall with plenty of room for entertaining. The kitchen is fully equipped and functional. It adjoins the large, light-filled 20 m² living room.

Upstairs, there are 3 magnificent bedrooms, 2 of which offer splendid views over the mountains of the Rhône valley, and the last of which still has its period fireplace. The sleeping area has a traditional Provencal accent. A large landing and a more modern shower room complete the ensemble.

Just 10 minutes from the centre of Avignon, this sought-after village has a good choice of shops and restaurants and a lively village life all year round. One of the prettiest communes in which to enjoy nature while remaining close to the city.

Barbentane has a long history, with narrow streets, squares shaded by centuries-old plane trees, an 18th-century château, a knights' house and a large church with its 14th-century Angélica tower. Nearby are Arles and its Camargue, Avignon and the city of the Popes, the land of Tartarin de Tarascon and Saint Rémy de Provence, as well as Les Baux and its Val d'Enfer.

Thanks to the TGV, whose station is just a few minutes' drive away, you can reach Paris in 2 hours 40 minutes, and Lyon, Marseille and Montpellier in less than 1 hour 20 minutes.

This house will be perfect for your holidays in Provence!

Information about risks to which this property is exposed is...