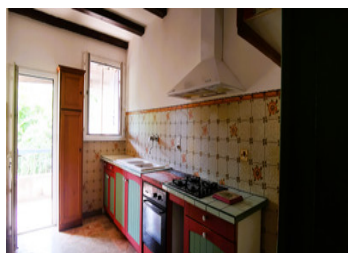
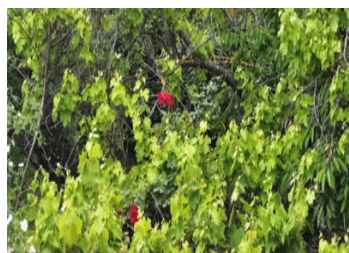
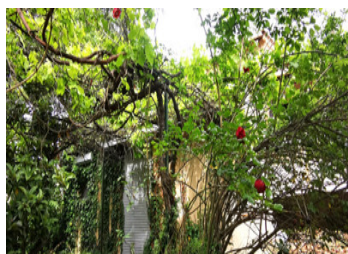


Discover the charm and potential of this property in Morières-lès-Avignon in an idyllic setting



INFORMATION

Town:	Morières-lès-Avignon
Department:	Vaucluse
Bed:	3
Bath:	2
Floor:	102 m ²
Plot Size:	1 168 m ²

IN BRIEF

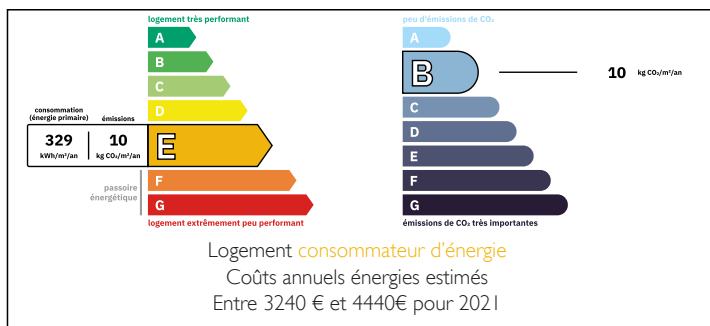
Morières-lès-Avignon - 102 m² house with 85 m² outbuilding on 1,168 m² of enclosed land.

In a verdant setting combining tranquility and nature, this property offers exceptional potential to become a beautiful family home. Its south-facing aspect means you can enjoy the vast outdoor space all day long.

The swimming pool, although in need of some work, could be brought back into use to provide a refreshing space for entertaining on hot summer days.

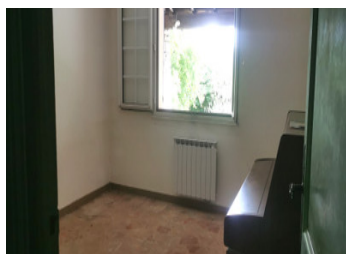
The renovation work to be carried out represents an excellent opportunity to personalize every detail according to your tastes and needs, thus increasing the charm and value of this home.

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: 2365 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

A garage and shed complete this property, providing additional storage space.

Of note, the outbuilding with its private entrance is perfect for hosting guests or can provide an attractive source of rental income.

First floor:

- a vast living room with exposed beams,
- a working flue with the option of installing a stove,
- separate kitchen,
- bedroom
- bathroom with shower,
- separate toilet

First floor: two bedrooms

- two bedrooms
- shower room/wc

The ground-floor outbuilding with private access can be converted into a T3 apartment with living room, kitchen, two bedrooms, bathroom, separate wc.

□□ □□ □□

Property tax: €2,365

Electric heating and water heater
Inertia radiators

Year of construction: 1977

□□

Additional parking spaces are available outside opposite the house.

This charming property enjoys a privileged setting, close to all amenities and the Morières-Lès-Avignon golf course - one of the most pleasant areas in the Vaucluse.

It is located in a very quiet area, just 5 minutes by