

140 m villa in a very sought-after, quiet residential area, on 2 levels, set in 740 m of land..



## INFORMATION

|             |                   |
|-------------|-------------------|
| Town:       | Vaison-la-Romaine |
| Department: | Vaucluse          |
| Bed:        | 4                 |
| Bath:       | 2                 |
| Floor:      | 140 m2            |
| Plot Size:  | 742 m2            |



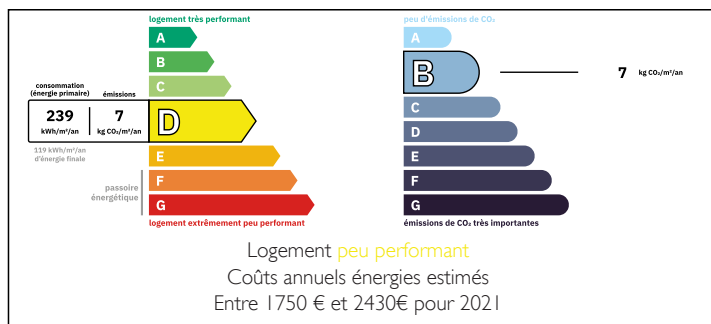
## IN BRIEF

In a quiet, relaxing area, this 2-storey villa is set in 740 m<sup>2</sup> of land that is completely enclosed by hedges.

The house, with its driveway, is located in a cul-de-sac lined with detached houses. There is no overlooking.



## ENERGY - DPE



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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: 1698 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Whether you are looking for a family (holiday) home in Provence or a new home to enjoy after a period of work, this villa is an excellent option.

The villa's four bedrooms provide ample space for family and friends to gather.

The layout of the ground floor can be described as playful, with the spacious living room consisting of two levels. From the living room, there is direct access to the garden via a partially covered terrace. The spacious eat-in kitchen gives access to the garage, where a mezzanine has been created for storage. The garage also provides access to the cellar and crawl space.

This 140 m<sup>2</sup> house features on the ground floor :

- 1 spacious entrance hall
- 1 split-level living room (33 m<sup>2</sup>) with wood-burning stove and access to the terrace
- 1 separate 22 m<sup>2</sup> kitchen/dining room
- 1 garden-level bedroom (13.5 m<sup>2</sup>)
- 1 bathroom with bath
- separate WC
- 1 laundry room for washing machine, tumble dryer and storage.

First floor:

- 3 bedrooms (11 m<sup>2</sup>, 11 m<sup>2</sup> and 10.5 m<sup>2</sup>)
- 1 shower room
- separate toilet

The 26 m<sup>2</sup> garage, 48 m<sup>2</sup> cellar and 6.5 m<sup>2</sup> wood shed complete the building.

The large, flat garden offers uninterrupted views.

Property tax: EUR 1,698 / year

Just a few minutes from the local shops in the town of Vaison-la-Romaine.

Numerous hiking and mountain bike routes are accessible from the house. Heritage, well-being, outdoor sports and Provencal life all come together here.