

Immaculate 4-bed villa with pool, garage and fully fenced private garden, just on the outskirts of Orange.



INFORMATION

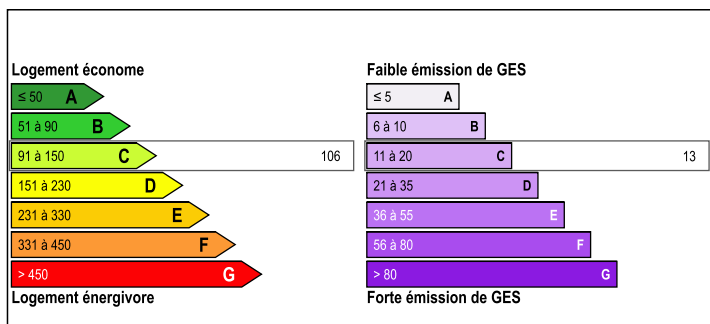
Town:	Orange
Department:	Vaucluse
Bed:	4
Bath:	2
Floor:	204 m2
Plot Size:	6723 m2



IN BRIEF

25 MINUTES FROM AVIGNON: Prestigious villa located in an enchanting environment, accessible from a majestic avenue of Florentine cypresses, offering an atmosphere worthy of Tuscany. Ideally located just 1 hour from Marseille international airport, 1 hour 15 minutes from the beaches of the Mediterranean Sea, 25 minutes from Avignon and its TGV station, and 2h30 from the Alpine ski resorts, this property offers privileged access to all amenities. In addition, you can reach the first TGV at Orange station in just 10 minutes and the A7/A9 motorways, offering an ideal geographical location. This comfortable and exceptional villa is a real gem nestled in the heart of an idyllic setting.

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: 3432 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Bathed in exceptional natural light thanks to its south-facing exposure, this property is a true haven of peace.

As soon as you enter, you will be seduced by the very large, bright living room with a fireplace, offering a breathtaking view of an immense terrace (including 1 covered part) and a magnificent traditional 12*5 salt treatment swimming pool with integrated roller shutter, accompanied by a spacious pool house in the heart of lush vegetation aided by automatic watering by drilling.

The master suite on the ground floor The ground floor, with its bathroom (spa bathtub + shower) and its large dressing room, creates a sleeping area independent of the 3 other bedrooms, including 2 upstairs with a bathroom and separate toilet. The largest of the bedrooms, the result of the merger of two old bedrooms, offers additional potential to redevelop them according to your needs. The 2 bedrooms on the ground floor, with their own exterior access, can also be transformed into bedrooms, guest, offering an opportunity for further development.

The equipped and spacious kitchen gives access to the garages, a laundry room and a second living room/veranda opening onto a terrace shaded by a lovely plant trellis.

The property also has 2 other garages and a carport.

High-end equipment such as water softener, central vacuum, air/air heat pump with reversible air conditioning and gas heating with heated floor complete the services of this exceptional villa.

Information about risks to which this property is...