

Saint Christol d'Albion – spacious character stone house tastefully renovated, with a little garden.



## INFORMATION

Town:	Saint-Christol
Department:	Vaucluse
Bed:	4
Bath:	2
Floor:	160 m <sup>2</sup>
Plot Size:	60 m <sup>2</sup>

## IN BRIEF

In the Historic Center of the Provençal Village of Saint-Christol-d'Albion

An exceptional home, fully renovated with high-quality materials in compliance with the **\*\*Bâtiments de France\*\*** standards. Spacious, bright living areas create a warm and inviting atmosphere.

Ground Floor:

Elegant entrance and a spacious, fully furnished and equipped guesthouse.

First Floor:

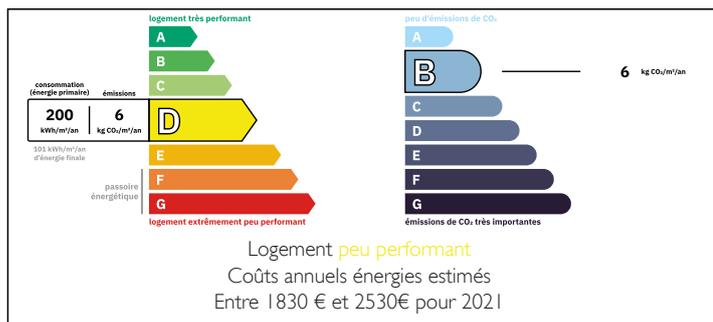
Three beautiful bedrooms with pegged oak wardrobes, a bathroom combining modernity and elegance with Italian tiles and contemporary fittings (lighting, wardrobes, fixtures), high-end finishes, and separate toilets.

Top Floor – Loft Style:

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.

## ENERGY - DPE





## DESCRIPTION

### Ground Floor:

Entrance hall leading to a fully equipped loft-style guesthouse (kitchen, full sanitary facilities).

### First Floor:

Three beautiful bedrooms with pegged oak wardrobes, a modern and elegant bathroom with Italian tiles, contemporary installations (lighting, wardrobes, fixtures), and separate toilets.

### Top Floor – Loft Atmosphere:

Spacious and bright living area, modern open kitchen, dining area, integrated dishware cabinet, mezzanine with storage space, fully equipped laundry room, toilet, and sink.

Several built-in closets throughout the house.

## LOCAL TAXES

**Taxe foncière: 1300 EUR**

**Taxe habitation: EUR**

### TECHNICAL INSTALLATIONS:

Brand new condition: No work needed before moving in.

- Three heating systems: 2 Krone pellet stoves (12 KW and 8 KW), Daikin heat pump (7 KW), high-end Thermor radiators for the bedrooms.
- Electricity: Two meters + new installation.
- Fiber internet in both units.
- Ventilation system (VMC) in both units.
- Plumbing: Two 150L energy-saving water heaters.
- Newly insulated roof – Roof in excellent condition.
- Four large windows + brand-new skylights.

Just 10 meters away, a private landscaped garden of 60 m<sup>2</sup>.

Option to acquire a garage – workshop – bike storage area (45 m<sup>2</sup>), fully serviced (new meter, main sewer connection, WC, sink), located in a buildable area:

- Current garage door width: 245 cm.
- Parking space dimensions: 359 x 690 cm (for vehicles and bikes).

## NOTES