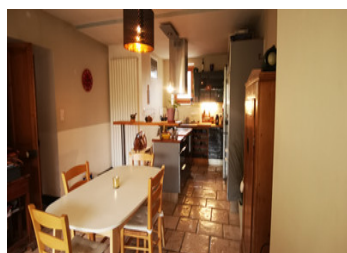
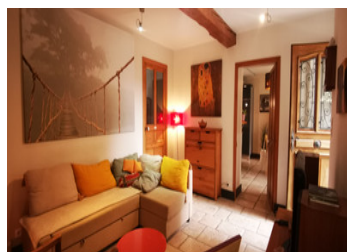


Mas de ville 140 m combining charm and character, a garage on a fenced and wooded 440 m .



## INFORMATION

Town:	Vedène
Department:	Vaucluse
Bed:	4
Bath:	2
Floor:	140 m2
Plot Size:	440 m2



## IN BRIEF

Exceptional! This magnificent three-storey (R+2) mas de ville, offering 140 m<sup>2</sup> of living space, has been carefully restored using quality materials.

It offers a perfect blend of charm, functionality and comfort, while retaining its authenticity and character.

First floor:

- A fully-equipped kitchen, with a central island, opens onto a vast living space, comprising a warm and inviting lounge, perfect for entertaining.
- A pleasant second living room, a practical laundry room, and a separate toilet complete this level.

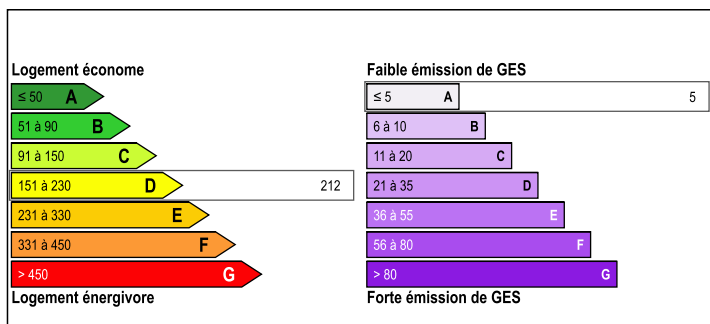
Second floor:

- Two comfortable bedrooms, each with built-in closets.
- A spacious dressing room for optimal storage.
- A shower room with WC.

Second floor:

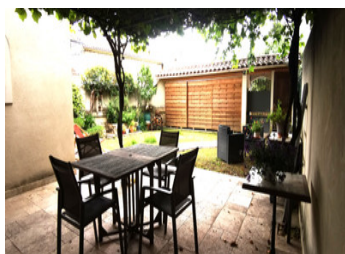
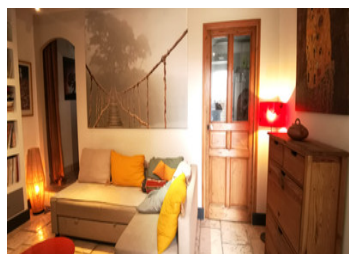
- A master suite, equipped with fitted closets and a shower room with WC.

## 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:** 1755 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

Additional features:

- Parquet flooring in all bedrooms and office providing warmth and elegance.
- Gas central heating with new boiler installed in 2024.
- Reversible air conditioning on the second floor.
- High-speed fiber-optic internet connection.

□□ □□

Exterior:

- A pleasant terrace with a dining area, perfect for relaxing outdoors.
- A wooded garden adds a touch of greenery and tranquility.
- A garage and two parking spaces complete this property, ensuring easy parking.

This mas de ville is ideally located close to schools, shops and transport links;

It offers a rare opportunity to live in a comfortable setting, with all amenities close at hand.

□□ □□

In the Vaucluse department, in the heart of Provence, the village of Vedène awaits you in a splendid setting.

The village of Vedène boasts an active historic center with local shops, restaurants and boutiques...

Just 20 minutes from Avignon, 5 minutes from the A7 freeway and 25 minutes from the TGV train