

Property for nature and Ventoux lovers!



## INFORMATION

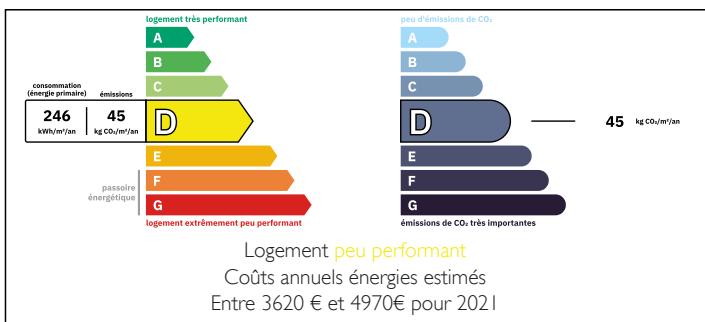
Town:	Bédoin
Department:	Vaucluse
Bed:	4
Bath:	2
Floor:	163 m2
Plot Size:	5244 m2

## IN BRIEF

Quietly situated Provencal property with pool, in a privileged and rural area, at the foot of the giant "Mont Ventoux" between Bédoin and a picturesque hamlet with a bar, a hotel and restaurants, easily accessible. Nearby Bédoin with its weekly market, terraces and shops is situated in the heart... .. of beautiful "Comtat Venaissin", a region between Lubéron and Dentelles de Montmirail and with the unique landscapes that make this part of Provence legendary on a global scale. In the vicinity of Bédoin are numerous other picturesque and lively towns, such as l'Isle sur la Sorgue, Carpentras, Vénasque and Beaufort de Venise. Historic Avignon (TGV train station) is just at a half an hour's drive away. The international airport of Marseille is about an hour's drive away.

The property has its origins in the late '70's and was...

## 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.



## DESCRIPTION

Quietly situated Provencal property with pool, in a privileged and rural area, at the foot of the giant "Mont Ventoux" between Bédoin and a picturesque hamlet with a bar, a hotel and restaurants, easily accessible. Nearby Bédoin with its weekly market, terraces and shops is situated in the heart... .. of beautiful "Comtat Venaissin", a region between Lubéron and Dentelles de Montmirail and with the unique landscapes that make this part of Provence legendary on a global scale. In the vicinity of Bédoin are numerous other picturesque and lively towns, such as l'Isle sur la Sorgue, Carpentras, Vénasque and Beaumes de Venise. Historic Avignon (TGV train station) is just at a half an hour's drive away. The international airport of Marseille is about an hour's drive away.

## LOCAL TAXES

**Taxe habitation:** EUR

The property has its origins in the late '70's and was built in a local and regional way. During the years, it has found its nowadays shape. It offers a built area of over 380 m<sup>2</sup> including the habitable space of about 163 m<sup>2</sup>. It consists, among others, of a spacious open plan area (dining room, living, equipped kitchen), 2 utility rooms, 4 bedrooms including a spacious master bedroom with walk-in closet and bathroom, There are also several large and mainly covered terraces. In addition, there is a large garage, wood storage, a wine cellar , a technical room for the pool and more.....

## NOTES

The local and traditional design and construction offers the villa a very pleasant atmosphere...