

Saint-Saturnin-lès-Avignon, elegant 19th-century manor house of 300 m² set on a landscaped plot of 698 m²



INFORMATION

Town:	Saint-Saturnin-lès-Avignon
Department:	Vaucluse
Bed:	6
Bath:	2
Floor:	300 m ²
Plot Size:	698 m ²

IN BRIEF

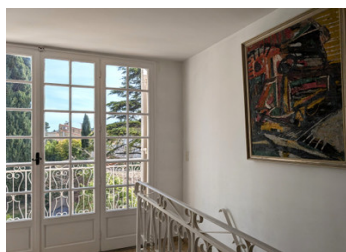
At the gates of Avignon, in Saint-Saturnin-lès-Avignon, this 19th-century manor house of 300 m² is nestled on a wooded plot of 698 m².

South-facing, the property enjoys a peaceful setting while being just a few steps from the village amenities.

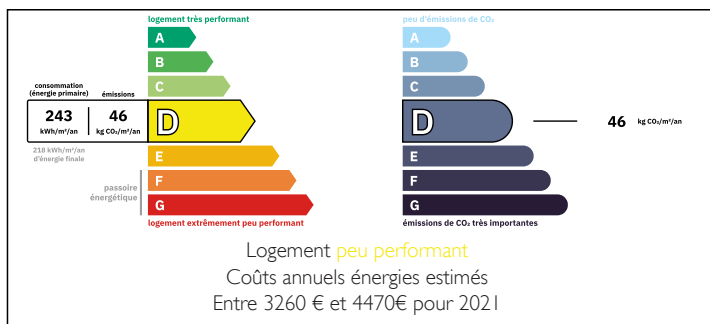
Carefully renovated, it harmoniously blends the charm of the past with modern comfort.

It consists of a living room, a dining room, six bedrooms, three shower rooms, a sauna, as well as a beautiful additional space that can be further developed, offering potential for creating more rooms or a leisure area.

The feeling of living in the countryside while being in the heart of the village will appeal to nature and



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: 3358 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

If you are looking for a charming village in Provence, don't miss Saint-Saturnin-lès-Avignon! Located just 10 km from Avignon, this peaceful village in Vaucluse, crossed by numerous streams, is nestled between the hills to the west and the Sorgues plain to the east. The Place des Cafés, lively with the terraces of bistros, is an essential meeting point.

Stroll through the flower-filled streets, where colorful facades and stone buildings give a unique charm to every corner of the village. Whether you are a heritage enthusiast or a nature lover, you will find your happiness in this haven of peace in the heart of Grand Avignon.

Just 15 km from the Avignon TGV station, the village is easily accessible via the A7 motorway, exit n°23 Avignon-Nord, then follow the direction of Vedène and Châteauneuf-de-Gadagne.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>