

ALTHEN LES PALUDS PROVENCE amazing high class property with 2 pools and outbuildings !!!



INFORMATION

Town:	Althen-des-Paluds
Department:	Vaucluse
Bed:	7
Bath:	4
Floor:	260 m2
Plot Size:	2000 m2



IN BRIEF

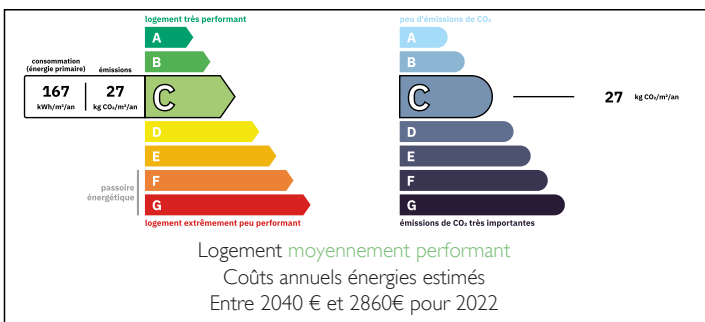
In a highly sought-after area of ALTHEN DES PALUDS, located between Avignon and L'Isle-sur-Sorgue, this house and its lush park present a unique opportunity. The main house features a heated swimming pool, a pool house, and a pétanque court.

On the ground floor, you will find an impressive living room of approximately 35m² that opens onto a beautiful covered terrace, a dramatic hallway, a fully equipped kitchen of about 19m², a laundry room of 28m², a bedroom of around 14m², and a bathroom-shower of 9m².

Upstairs, there is a mezzanine and two bedrooms, including a master suite of 36m² with an en-suite bathroom and a balcony terrace.

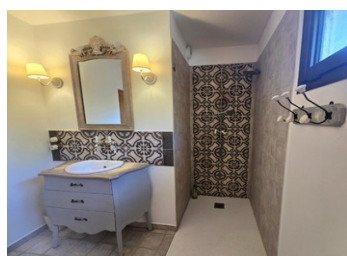
Additionally, there is an outbuilding of about 29m² in a walled garden, featuring a 9m² swimming pool, a

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.



DESCRIPTION

Discover this magnificent house located in Althen-les-Paluds, a true gem in the heart of Provence. This spacious building spans several levels and offers impressive volumes. Upon entering, you will be welcomed by a bright living room of approximately 36 m², featuring a cathedral ceiling and a mezzanine. The 19 m² kitchen, designed for culinary enthusiasts, is equipped with a Gaudin piano, a wooden block, and a central island. You will also find a first bedroom of 11 m² and a second bedroom of 14 m² on the ground floor, as well as an elegant bathroom of 9 m². Upstairs, the 18 m² mezzanine leads to a 20 m² bedroom with a private balcony and a master suite of 36 m², equipped with a whirlpool bathtub and a thalasso shower, offering breathtaking views of Mont Ventoux.

LOCAL TAXES

Taxe foncière: 3700 EUR

Taxe habitation: EUR

The land surrounding this house is equally appealing. You will be charmed by a landscaped garden adorned with olive trees, cypress trees, and palm trees. A pétanque court, shaded by a weeping willow, invites relaxation and conviviality. The heated pool, surrounded by Taillades stones and extended by a jacuzzi, is protected by an elegant wrought-iron structure. A pool house with a Latin ambiance, featuring a pizza oven and comfortable sofas, completes this outdoor space. Additionally, two independent outbuildings of 29 m² each offer accommodation options for your friends: completely separate from each other, the first one, on the East side, is accessed through an elegant antique door that opens onto...

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