

Montfavet – Bright and Spacious 177 m Contemporary Villa on a Landscaped 610 m Plot with Pool Potential



INFORMATION

Town:	Avignon
Department:	Vaucluse
Bed:	4
Bath:	2
Floor:	165 m2
Plot Size:	610 m2

IN BRIEF

Located in a quiet residential neighborhood of Montfavet, this beautiful 177 m² villa has been completely renovated in 2022, with no detail overlooked — floors, walls, ceilings, electrical, plumbing, and heating systems have all been redone to the highest standards!

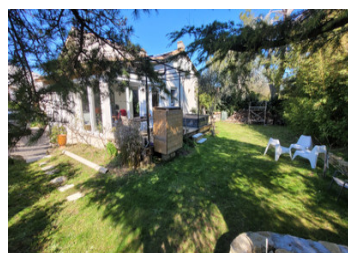
INTERIOR:

Fully equipped kitchen and dining area (35 m²), filled with natural light thanks to large sliding glass doors, warm and welcoming with its charming wood-burning stove

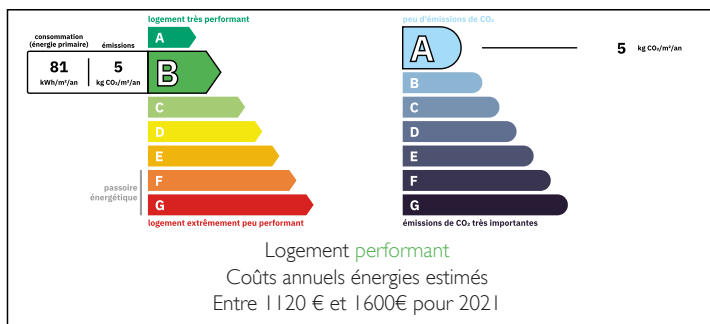
Sunken living room (26 m²), cozy and slightly set apart — ideal for a comfortable, cocooning space

Three spacious bedrooms, including a master suite with walk-in closet (14 m² + 5 m²), plus two additional bedrooms of 13.79 m² and 12.74 m²

11 m² office, perfect for working from home or as a quiet study room

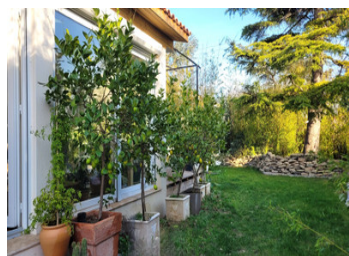


ENERGY - DPE



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

A WELL-DESIGNED, ENJOYABLE OUTDOOR SPACE:

Landscaped garden with mature trees (cedar, olive, lemon...)

Beautiful 25 m² terrace with pergola

6-person spa

Double carport + separate tool shed/workshop

Pool-ready plot

This home has been thoughtfully redesigned and fitted with quality features, combining modern comfort, energy performance, and contemporary style: external wall insulation, heat pump, thermodynamic water heater, reversible air conditioning, wood-burning stove, and premium double-glazed windows with electric shutters on all openings.

ADDITIONAL TECHNICAL FEATURES:

6 kWc photovoltaic solar panel system installed in 2024, offering significant savings on electricity consumption

Motorized gate for easy access

Located in a quiet residential area of Montfavet, this home requires no renovation and offers a rare lifestyle — blending comfort, modern living, and environmental responsibility.

Its B-rated Energy Performance Certificate (EPC) and A-rated Greenhouse Gas Emissions (GES) reflect the quality of its features and its environmentally conscious design.

They confirm what's clear from the very first glance: a well-designed, efficient, and cost-effective home, perfectly in line with its high-end finishes.

ABOUT MONTFAVET

Montfavet is a charming village located southeast of

LOCAL TAXES

Taxe foncière: 1819 EUR

Taxe habitation: EUR

NOTES