

Stunning renovated villa in scenic Provençal wine village with pool, garden, garage, walk to bakery

EXCLUSIVE



## INFORMATION

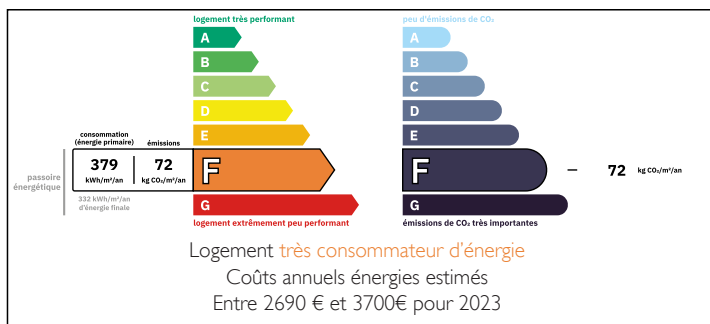
Town:	Puyméras
Department:	Vaucluse
Bed:	3
Bath:	2
Floor:	111 m2
Plot Size:	444 m2

## IN BRIEF

Tucked away in a peaceful corner of Puyméras, this charming 3-bedroom 2-bath home offers both comfort and Provençal charm. The landscaped garden includes a private swimming pool, south-facing terraces with vineyard views, a garage, and additional parking.



## 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

Entering on the first floor, the home opens to updated interiors with an open-plan eat-in kitchen and living area, complete with a new wood-burning insert that creates a welcoming space for family and friends. A sunny balcony overlooking Puyméras' picturesque landscapes is perfect for enjoying morning coffee and croissants. This level also includes three comfortable bedrooms that share a shower room with a separate WC.

The ground floor, accessible via a separate entrance, features a large garage, a spacious laundry/utility room, an additional shower room with WC, and a versatile family room that can also serve as independent guest quarters. From here, doors open onto the terraces, landscaped garden, and the 7 x 3 m swimming pool.

## LOCAL TAXES

**Taxe foncière: 869 EUR**

**Taxe habitation: EUR**

Whether as a primary residence or a holiday retreat, the property offers year-round comfort and convenience. Just a short walk from the village bakery and restaurants, and within easy reach of Mont Ventoux, Nyons, Avignon, and Orange, this home balances everyday practicality with the timeless pleasures of life in Provence.

Excellent accessibility – 60 minutes from Avignon TGV station, 1h30 from Marseille airport, and 40 minutes from the A7 motorway.

Contact us for more information or to arrange a viewing!

Room Layout:

--First Floor--

Office / Bedroom 3: 9 m<sup>2</sup>

Bedroom 1: 11 m<sup>2</sup>

Bedroom 2: 11 m<sup>2</sup>

Hallway: 5 m<sup>2</sup>

Shower room: 5 m<sup>2</sup>

WC: 1.5 m<sup>2</sup>

Living room: 20 m<sup>2</sup>

Kitchen: 11 m<sup>2</sup>

## NOTES