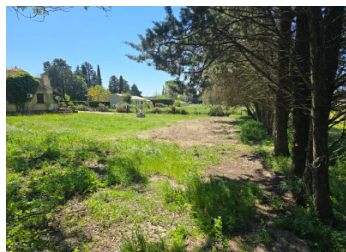


Land 1078m 4 min to Isle-sur-Sorgue, ready for building !



INFORMATION

Town:	Velleron
Department:	Vaucluse
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	1078 m2

IN BRIEF

Beautiful plot, almost square, 4 minutes from Isle sur Sorgue, available for a 200m² house and pool, Access road already settled, viabilities as well : water, electricity, wastewater drainage.

Picturesc landscape, few neighbours but very calm. There is no other plot in this appreciated and demanded area.

Rare opportunity , feel free to ask any further information, sketch, or to organise a visit will be my pleasure.

ENERGY - DPE

DPE not required.

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

Velleron is a picturesque village on the banks of the Sorgue River and has long been a spa resort. In the heart of the Comtat Venaissin plain, Velleron is a stopover village on the Via Venaissia, a departmental bike route project that connects the Via Rhôna to the Mediterranean by bike. You can visit the typical villages and towns of the Comtat plain, such as Sarrians, Loriol, Carpentras, Pernes les Fontaines, and of course, L'Isle sur la Sorgue, alternating between passages through vineyards, orchards, and market gardening lands, irrigated by the beneficial waters of the Carpentras canal and bathed in the sun of Provence. During a stop in one of these villages, you can quench your thirst in one of the typical bistros, in the shade of plane trees or mulberry trees.

LOCAL TAXES

Taxe habitation: EUR

The village is frequented year-round, offers a weekly market, and has many shops: bakery, bistros, and their shaded terraces. L'Isle sur Sorgue, just 4 minutes away, is very touristy and renowned for its many flea markets, brimming with restaurants, craft shops, a cinema, a cultural center, and all the necessary shops; you will also find a doctor, dentist, medical analysis laboratory, etc.

Avignon and the TGV train station are less than half an hour away, and Marseille Marignane airport is about an hour away.

I would be happy to provide you with all the necessary information, supply maps, or organize a visit to this very lovely plot.

Information about risks to which this property...

NOTES