

Pretty villa with views of Mont Ventoux – peaceful location in the heart of the Drôme Provençale

## EXCLUSIVE



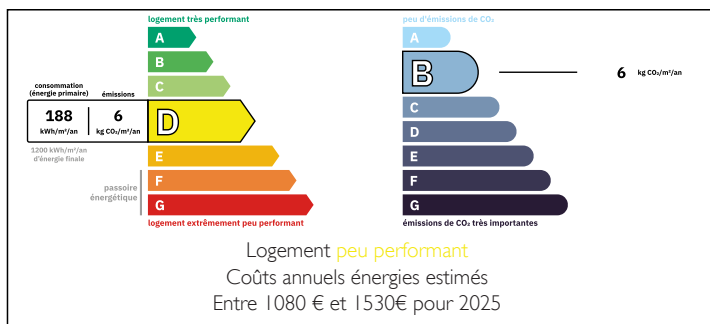
## INFORMATION

Town:	Tulette
Department:	Drôme
Bed:	2
Bath:	1
Floor:	88 m <sup>2</sup>
Plot Size:	392 m <sup>2</sup>

## IN BRIEF

This beautifully situated villa offers a tranquil haven in a quiet cul-de-sac, with magnificent open views of the iconic Mont Ventoux. Ideal for those seeking peaceful summer evenings with a glass of wine on the terrace, surrounded by serene landscapes.

## 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

Nestled in a lively village with all amenities within walking distance — including shops, cafes, and healthcare — the home is perfectly positioned for nature lovers. Enjoy breathtaking hikes and scenic drives throughout the stunning Drôme Provençale region.

Built with care in 1993, this well-maintained villa is set within a private, enclosed garden and features a spacious garage. A southeast-facing veranda with surrounding glass invites you to enjoy breakfast outdoors as early as spring. Inside, the home offers two generously sized bedrooms, a well-appointed bathroom, and an efficiently laid-out open kitchen, ensuring a high level of comfort.

The villa is discreetly located, with a large, open square in front and no direct views from neighboring homes. There's ample space in the garden for a jacuzzi, and both indoor and outdoor living can be savored in complete privacy and calm.

Property layout:

Living Room – 25.6 m<sup>2</sup>, opening onto a terrace  
Veranda – 18.5 m<sup>2</sup>, fully glazed for year-round enjoyment  
Kitchen – 10 m<sup>2</sup>, open-plan and practical  
Hallway – 3.7 m<sup>2</sup>  
Bathroom – 4.7 m<sup>2</sup>, with shower, toilet, and sink  
Bedroom 1 – 16 m<sup>2</sup>, with built-in wardrobes  
Bedroom 2 – 12.5 m<sup>2</sup>, with wall closets  
Garage – 27.5 m<sup>2</sup>

Whether you're looking for a full-time residence or a delightful second home, this well-located villa offers comfort, charm, and the beauty of Provence just outside your door.

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

## LOCAL TAXES

Taxe foncière: 472 EUR

Taxe habitation: EUR

## NOTES