

Mas provençal 217 m on land of 1800m .



## INFORMATION

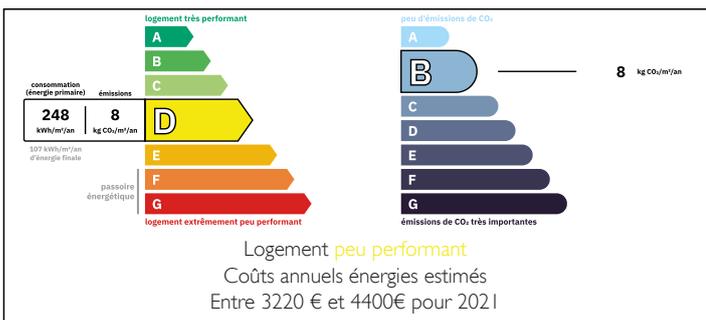
Town:	Beaumes-de-Venise
Department:	Vaucluse
Bed:	6
Bath:	3
Floor:	217 m <sup>2</sup>
Plot Size:	1800 m <sup>2</sup>



## IN BRIEF

19th-century Provençal farmhouse 10 minutes' walk from the pretty village of Beaume de Venise, renowned for its vineyards. First floor: living room with fireplace, kitchen opening onto dining area, bathroom and laundry room. The beautiful stone staircase leads to the 4 bedrooms and bathroom on the second floor. The top floor comprises two attic rooms, each measuring 40 m<sup>2</sup> and requiring customization. At the rear of the building, you'll find an independent dwelling for seasonal rental, comprising a kitchen, two bedrooms and a shower room. The 1800 m<sup>2</sup> wooded grounds include a 90 m<sup>2</sup> garage with space for 4 vehicles, plus a workshop.

## 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

Electric heating  
Property tax 2099

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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: 2099 EUR

Taxe habitation: EUR

## NOTES