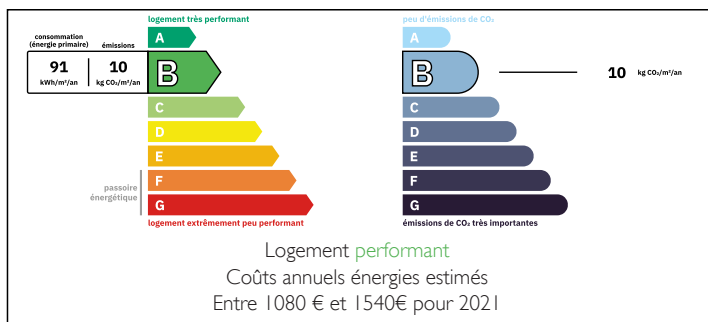


Bright and spacious 145 m home with open views, a swimming pool, and a beautifully landscaped 470 m garden



ENERGY - DPE



INFORMATION

Town:	Vedène
Department:	Vaucluse
Bed:	5
Bath:	2
Floor:	145 m²
Plot Size:	470 m²

IN BRIEF

Exceptional! Beautiful property in a stunning setting!

Set on a landscaped plot of 470 m², this charming 159 m² home (including a 14 m² veranda) spread over two levels impresses with its generous volumes and abundant natural light.

On the ground floor:

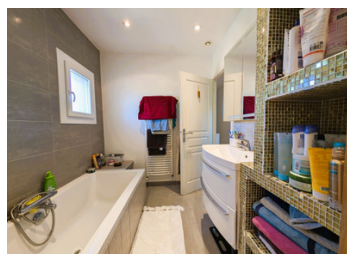
- A spacious 50 m²+ open-plan living area with a fully equipped kitchen and a bright lounge
- A cozy sitting room
- A veranda
- A fitness room
- Separate guest toilet with washbasin

Upstairs:

- A master suite with its own private bathroom
- Four comfortable bedrooms
- A shower room and separate WC

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.



LOCAL TAXES

Taxe foncière: 2291 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Practical Information & Additional Features

Parking & Outdoor Amenities:

- Enclosed garage
- Two private parking spaces
- Custom-built wooden carport, crafted by local artisans (Mazan)

Interior Comfort:

- Double-sided wood-burning insert fireplace between the living and sitting rooms, creating a warm and inviting ambiance
- Recent reversible air conditioning (still under warranty)
- Gas heating system (De Dietrich) for hot water
- Option to reinstate gas heating if preferred
- Fully rewired electrical system
- Water softener
- Well-insulated attic

Move-in ready: High-quality finishes throughout — no renovation needed

Connectivity & Utilities:

- High-speed internet via fiber-optic connection
- Connected to mains drainage

Outdoor Features:

- 470 m² landscaped and tree-filled garden (cherry, oleander, mimosa, grapevine, lavender, rosemary...)
- Ideal south-facing orientation for excellent natural light
- Shaded terrace
- Automatic irrigation system powered by private well
- Well water can be filtered for use in the swimming pool
- Wooden garden shed for tools and storage

Swimming Pool:

- Secured pool (9 x 4.5 m)
- New motor and pump