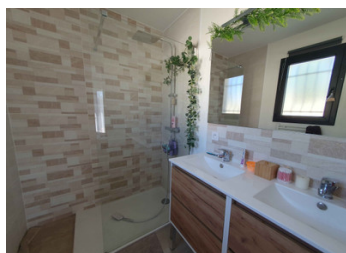
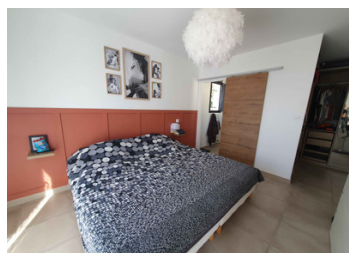
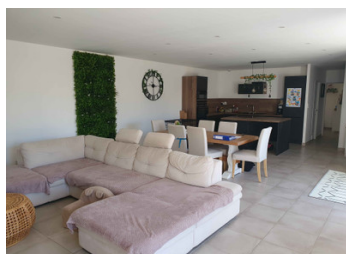


Modern single-storey 5-bed villa (2023) with pool, garden and parking in peaceful setting.



## INFORMATION

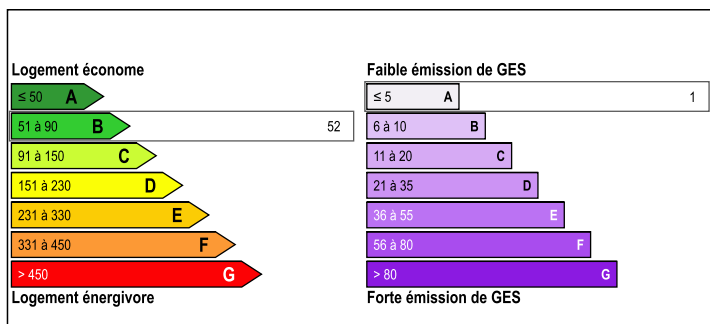
Town:	Avignon
Department:	Vaucluse
Bed:	6
Bath:	2
Floor:	132 m <sup>2</sup>
Plot Size:	780 m <sup>2</sup>



## IN BRIEF

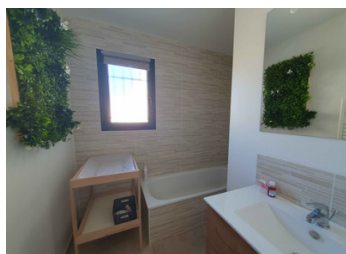
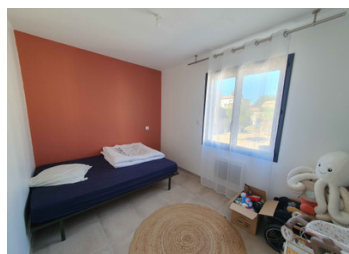
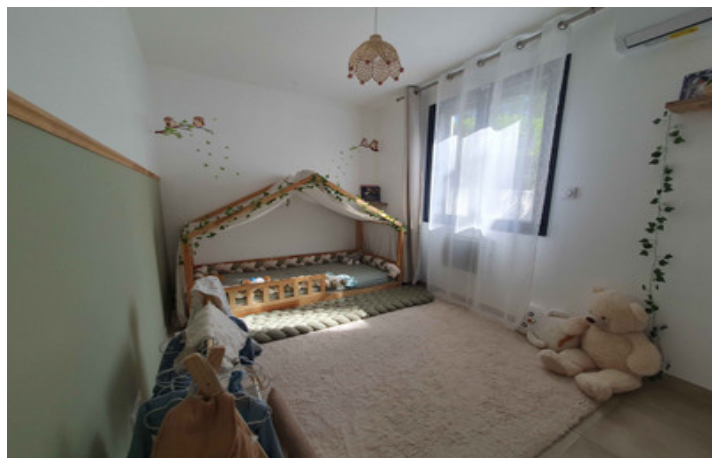
Located in a very quiet residential area at the end of a cul-de-sac, this modern single-storey villa built in 2023 offers comfort, space, and practicality. Designed for contemporary living, it sits on a 780 m<sup>2</sup> plot with an 8x4m swimming pool and secure parking for several vehicles. The village provides all amenities nearby including shops, schools, and services, ensuring a convenient lifestyle. The property benefits from reversible air conditioning with heat pump, a thermodynamic water heater, and the possibility of drilling a well for water supply. With its generous spaces and high-quality fittings, this villa is suitable as a main residence or a holiday home, and it is still covered by the ten-year builder's warranty.

## 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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

This property offers:

Interior

- Entrance hall with fitted storage cupboards
- Bright and spacious open-plan living room (55 m<sup>2</sup>) with large windows and direct access to the garden and pool
- Modern fully equipped American-style kitchen with quality fittings
- Parental suite with dressing room and private shower room
- 4 additional bedrooms
- Family bathroom with bathtub
- Separate WC
- Utility/laundry room and storage cellar
- Hallway with built-in cupboards

Exterior

- 780 m<sup>2</sup> fully enclosed plot
- 8x4m swimming pool (shell structure)
- Possibility of drilling a well (forage)
- Secure parking area suitable for several vehicles

Equipment & Comfort

- Reversible air conditioning via heat pump (majority of living areas)
- Thermodynamic water heater for energy efficiency
- Double glazing throughout
- Property built in 2023, still under ten-year construction warranty

Usage & Potential

Ideal as a permanent family home thanks to its generous size and layout

Equally suitable as a second home or seasonal rental investment due to its modern features and pool  
Low-maintenance garden with scope for personal landscaping projects  
Excellent energy performance and modern technical installations ensure comfort and reduced running costs.

-----  
Information about risks to which this property is exposed is available on the Géorisques website :