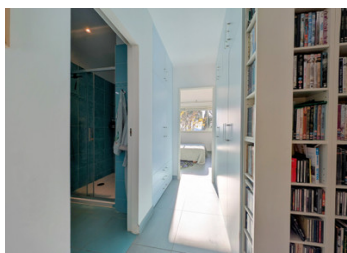


Bright house of 105 m • 3 bedrooms • 741 m of land • View of Mont Ventoux • Large garage of 50m



## INFORMATION

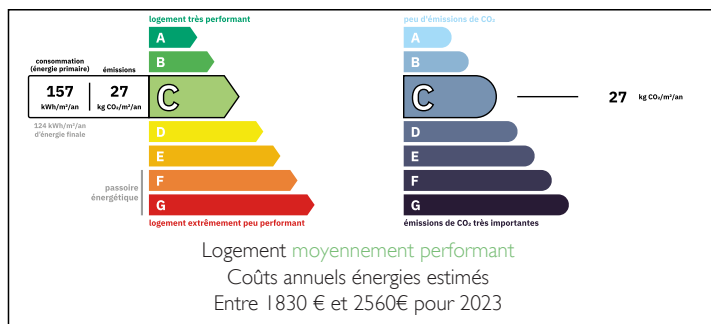
Town:	Vinsobres
Department:	Drôme
Bed:	3
Bath:	2
Floor:	105 m2
Plot Size:	741 m2

## IN BRIEF

A bright, perfectly maintained home, ready to move into, located in one of the most sought-after neighborhoods of Vinsobres. Ideal as either a primary or secondary residence, it will delight those who appreciate peace and quiet, open views, and village life.

Set on the heights of Vinsobres in the highly desirable Gareu district, this charming 105 m<sup>2</sup> house offers a calm, light-filled, and privileged living environment, just a few minutes' walk from the village and its shops. Benefiting from a south-facing aspect and unobstructed views of Mont Ventoux, it stands out thanks to its complete renovation carried out in 2016 and its exemplary upkeep. Three terraces, a garden suitable for a swimming pool, a large 50 m<sup>2</sup> garage/cellar, along with numerous recent features, make this a comfortable home that is ready to live in immediately.

## 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

A prime location, superb views, and a carefully renovated home: welcome to this charming property located in the Gareu district, perched on a hillside and offering magnificent panoramic views of Mont Ventoux.

The centre of Vinsobres, including the bakery, village shop and bistro, is within walking distance, while still enjoying a peaceful, residential setting.

### The House

Built in 1969 and fully renovated in 2016, the property is filled with natural light thanks to its south-facing aspect.

It comprises:

- \* A bright living room, open to the kitchen and extended by a south-facing terrace.
- \* A modern, functional kitchen, featuring an integrated pantry, a compact dishwasher, a gas hob (bottled gas stored in the cellar), and new cabinet fronts replaced in 2025.
- \* Three bedrooms, including a principal bedroom facing south with views of Mont Ventoux (wallpaper replaced in 2025).
- \* Two renovated shower rooms.
- \* Numerous built-in cupboards and dressing areas, custom-made during the renovation.

The windows are double-glazed safety glass throughout, with the exception of two openings on the entrance side and in the guest bedroom. Electric shutters are fitted throughout the property.

### Outdoor Areas

Set on a beautifully maintained, pool-ready plot of 741 m<sup>2</sup>, the house benefits from several pleasant outdoor spaces:

- \* A west-facing entrance terrace, ideal for evenings.
- \* A main south-facing terrace overlooking the garden.
- \* A small terrace adjoining the living room, perfect for sunny breakfasts.
- \* Two water tanks and two external watering points.

## LOCAL TAXES

Taxe foncière: 1099 EUR

Taxe habitation: EUR

## NOTES