

A Home Designed for Easy Provençal Living, with indoor swimming pool, véranda and terrace with pergola



INFORMATION

Town:	Vinsobres
Department:	Drôme
Bed:	2
Bath:	1
Floor:	124 m2
Plot Size:	630 m2



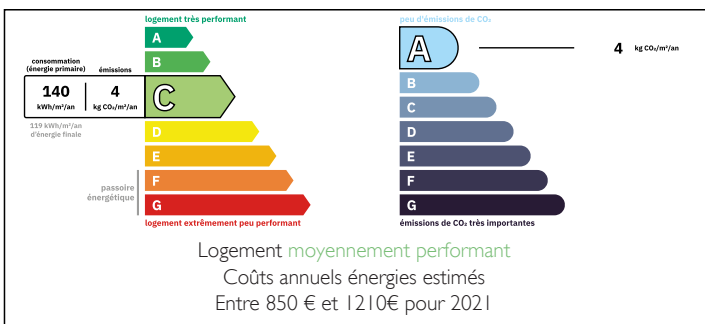
IN BRIEF

At a Glance – Fall in Love with Provence

In the heart of the charming village of Vinsobres, just a short stroll from local shops, this south-facing single-level villa invites you to embrace the relaxed lifestyle of Provence.

- Single-storey villa 1,335 sq ft–South-facing
- Enclosed 6,780 sq ft easy-care garden
- Indoor swimming pool (with motorised opening) and heated, swimming all year round
- Bright and spacious living area with pellet stove
- Light-filled conservatory
- 2 bedrooms + 1 dressing + 1 office space
- Modern, energy-efficient features (solar panels, reversible air conditioning...)
- High-end bioclimatic pergola
- Shops within walking distance
- Move-in ready – just unpack your suitcases

ENERGY - DPE



Immaculately presented and requiring no work, this

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

From the moment you step inside, you'll feel the warm and welcoming atmosphere. The generous 44.5 m² (480 sq ft) living area is bright and inviting, centred around a cosy lounge and dining space with a pellet stove – perfect for comfortable winter evenings. A sun-drenched conservatory extends the living space beautifully, creating a peaceful retreat to enjoy throughout the seasons.

The semi-open, fully fitted and equipped kitchen is complemented by a practical utility room, making everyday living effortless and well organised.

The villa offers two comfortable bedrooms, one with its own shower and washbasin, a dressing room that can easily serve as a child's bedroom, a family shower room and a separate WC. An office space with WC and direct access to the pool area provides flexibility – ideal as a guest room, home office or creative studio. A fully equipped laundry room and a spacious 20 m² (215 sq ft) cellar provide valuable additional storage.

Outside, the charm continues. The fully enclosed 630 m² garden is designed for easy maintenance, allowing you to fully enjoy the sunshine without the burden of heavy upkeep. The covered swimming pool, fitted with a motorised high enclosure heated by a heat pump, ensures swimming pleasure all year round. The high-end bioclimatic pergola, with lateral weather protection, creates an elegant and comfortable outdoor living space for dining and relaxing.

Modern, energy-efficient features include photovoltaic solar panels with resale contract, solar water heating, three reversible air-conditioning units, double...

LOCAL TAXES

Taxe foncière:	1083 EUR
Taxe habitation:	EUR

NOTES