

Beautiful family home with pool and open views – plot of 700 m



INFORMATION

Town:	Vedène
Department:	Vaucluse
Bed:	5
Bath:	4
Floor:	160 m ²
Plot Size:	720 m ²



IN BRIEF

In a quiet and privileged setting in Vedène, this beautiful family home offers a comfortable, practical and convivial living environment designed for the well-being of the whole family.

It comprises:

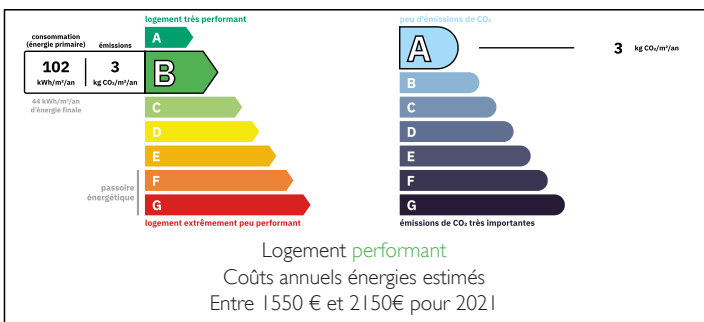
Ground floor:

- Spacious 48 m² living area with a fitted open-plan kitchen
- Dining area and lounge with an open fireplace
- A large bay window provides direct access to the terrace and swimming pool.

Sleeping area:

- 1 bedroom with en-suite shower room
- 1 bedroom with dressing room
- 1 study that could serve as a third bedroom
- 1 large bathroom with bath and shower
- Separate WC with washbasin

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

In the exterior spaces:

- Solid swimming pool 8 × 4 m
- Pool house of around 20 m² (WC and technical room), which could be converted into a small studio
- Shaded terrace
- Barbecue area
- Outdoor shower with hot and cold water
- Insulated garage of approximately 36 m²
- Carport for two vehicles
- Small enclosed workshop/garden store of around 15 m²

Equipment:

- Underfloor heating
- Air conditioning
- Hot water production via solar energy
- Central vacuum system
- Fibre optic broadband
- Mains drainage
- Energy performance: DPE B
- Greenhouse gas rating: GES A

LOCAL TAXES

Taxe habitation: EUR

A particularly pleasant home in which to live, ideal for enjoying a peaceful environment while remaining close to amenities, schools and transport links in a sought-after area of Vedène.

NOTES

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>