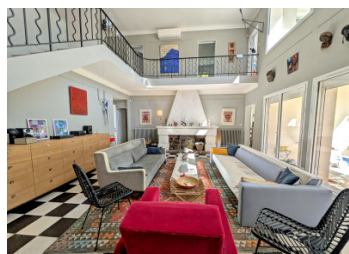
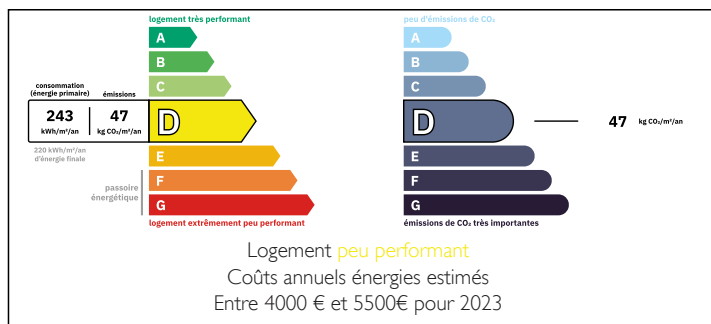


154 sq m architect-designed house + 42 sq m apartment on 3,580 sq m of land, suitable for a pool

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Avignon
Department:	Vaucluse
Bed:	4
Bath:	2
Floor:	196 m2
Plot Size:	3580 m2

IN BRIEF

Set in a green and peaceful setting, this character property enjoys a privileged location, sheltered from view yet within immediate reach of the town centre, TGV station and main transport links.

Fully renovated in 2019, this 1950s architect-designed house, created by a renowned Carpentras architect, combines generous proportions with exceptional natural light.

The spacious living room, with its beautiful fireplace, opens south onto the terrace and garden.

The dining room leads through to a separate, fully fitted kitchen. A utility room, pantry with water supply, WC and ample storage complete the ground floor.

Upstairs, a gallery-style walkway leads to a second, intimate and welcoming sitting room, highlighting the

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: 3233 EUR

NOTES

DESCRIPTION

Adjoining the main house, a self-contained one-bedroom apartment has its own private entrance and can be used completely independently.

It comprises a bedroom, a spacious sitting room, a fully fitted kitchen opening onto the garden with access to a terrace, and a shower room with WC.

This space is ideal for accommodating family and friends, working from home or generating rental income.

Its quality and peaceful setting also make it particularly appealing to both French and international tenants.

An opening between the apartment and the main house could be reinstated, providing the opportunity to increase the living space of the main house.

At the edge of town, the beautifully landscaped grounds of approximately 3,580 sq m provide a peaceful and exceptional setting, with a lovely sense of countryside.

Classified as agricultural and non-building land, the grounds retain their natural character.

Subject to the necessary planning permissions, certain additions such as a swimming pool, pool house or workshop could be considered.

The property benefits from two boreholes, one serving the house and the other the garden, as well as an automatic irrigation system.

There is also a garage suitable for a small car or two-wheelers, several secure private parking spaces and an electric gate.

Further features include double glazing, electric roller shutters, air conditioning in the sitting room and principal bedroom, gas central heating with a