

New. Magnificent property of 147 m on a wooded park of 3590 m with swimming pool, independent gite and garag



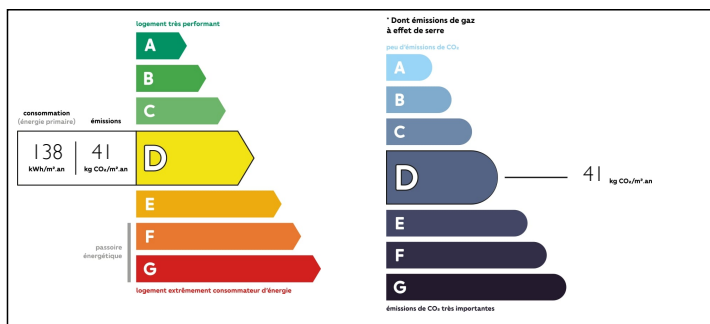
INFORMATION

Town:	Pernes-les-Fontaines
Department:	Vaucluse
Bed:	5
Bath:	2
Floor:	202 m2
Plot Size:	3590 m2

IN BRIEF

Welcome to this splendid Provençal villa of 147 m², surrounded by its wooded park of 3,590 m², fenced and out of sight. This wooded and landscaped environment, in absolute calm, will appeal to all nature lovers. The main entrance to the property is through a gate leading onto a driveway which will take you directly to the house. Through a beautiful entrance hall, there is access to a large and comfortable reception room of 40 m² with dining room, bathed in light. Access to the first floor by only a few steps, which offers 3 beautiful bedrooms, a dressing room, a bathroom with shower and bath and a separate WC. A few steps from the house, a 55 m² gite consisting of a living room with kitchen, two bedrooms and a bathroom with separate WC will be perfect for entertaining family and friends on sunny days. Many shaded areas and a superb terrace...

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.



NOTES

DESCRIPTION

From this property, you can reach the pretty village of Les Valayans in 3 minutes, and the charming town of Pernes les Fontaines in less than 10 minutes by pretty little country roads.

The famous town of Isle sur la Sorgue and its antique dealers is 20 minutes away and Avignon 25 minutes away.

Its privileged location is an ideal geographical point to enjoy the magnificent regions of Lubéron and Mont Ventoux.

Construction of 1999. No work needed. No nuisance.

South and west exposure

A small technical room houses the oil tank behind the house.

51 m² garage accessible from the entrance hall

Underfloor central heating (oil)

Reversible air conditioning in the gîte.

Double glazed PVC joinery

Traditional wooden shutters

Mains water, septic tank and electric gate.

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