

Exclusive in Cavaillon: terraced farmhouse on one side, with 4 bedrooms, over 5000 m2 of land in quiet country

EXCLUSIVE



INFORMATION

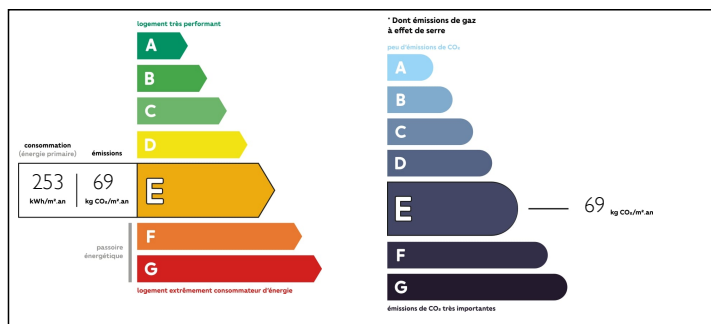
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| Town: | Cavaillon |
| Department: | Vaucluse |
| Bed: | 4 |
| Bath: | 1 |
| Floor: | 159 m2 |
| Plot Size: | 5440 m2 |

IN BRIEF

Cavaillon in "Le Vaucluse", in the south-east of France, authentic farmhouse located 2 km from amenities and town center in the Cavaillon countryside, in a protected agricultural zone, on a 5440 m2 plot. This semi-detached farmhouse offers a magnificent view over the large garden planted with cedars, olives, fruit trees, grapes and pines, and provides a peaceful, nuisance-free setting. The stone-built house comprises an entrance hall, dining room, living room with direct access to a terrace, separate kitchen, hallway, storeroom, bedroom with shower room and WC. The living rooms and bedroom are south-facing, overlooking the garden. The property also includes three bedrooms on the first floor, corridor, bathroom, WC and a very large terrace overlooking the surrounding countryside and garden. A garage completes the property, with independent access to the house, as well as a 15 m2 outbuilding used as a workshop.



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

Leggett International offers you this authentic agricultural farmhouse in a location just 2 kilometers from amenities. The property extends over 5440 m² and benefits from a multitude of tree species, mostly fruit trees, and green spaces where you can easily create a swimming pool. Immersed in this natural oasis, you'll discover a veritable haven of peace, with the canal watering and maintaining this beautiful landscape. To make the most of it, you have two beautiful terraces: one on the first floor, measuring 24 m², where you can enjoy meals with friends or family on the built-in barbecue. There's another 36 m² terrace upstairs, where you can have breakfast and enjoy the sunrise from the east.

When you visit this farmhouse, you'll see the decor of old farmhouses that have retained their authenticity, with beams, a fireplace, adjoining rooms, a large tree in front of the house to protect it from the heat, and stone walls. Of course, you'll need to consider refreshing and modernizing the interior space if you wish.

The property is supplied with water from a well, offering a free resource for its occupants. It is possible to connect to the roadside drinking water network at a cost. You'll need to check with your local water supplier. You can also install a small water purification station (cost between 2,000 and 2,500 euros for treatment with UV rays, limescale and activated carbon). The heating system is oil-fired, and you'll need to think about investing...

NOTES