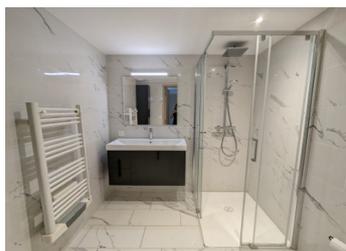


8 mn from Isle/Sorgue architect-designed T7 R+1 villa with swimming pool, 2 garages, 1 carport and dominant vi

EXCLUSIVE



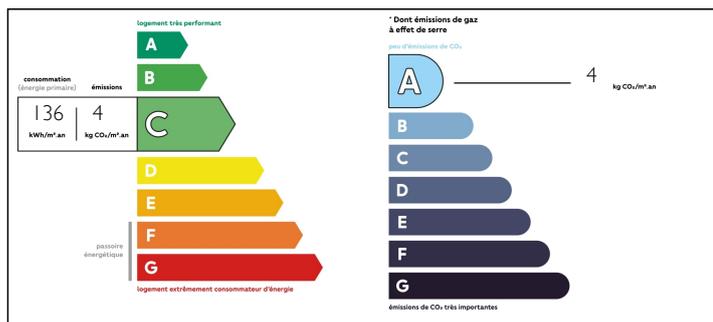
INFORMATION

Town:	Caumont-sur-Durance
Department:	Vaucluse
Bed:	4
Bath:	2
Floor:	147 m2
Plot Size:	1506 m2

IN BRIEF

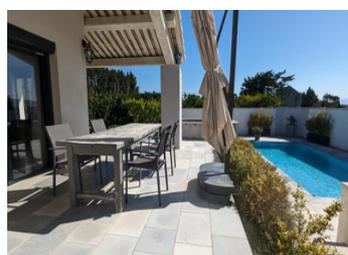
This magnificent 145 m2 architect-designed villa on 1500 m2 overlooks the village of Caumont, 8 minutes from Isle sur la Sorgue, 3 minutes from the motorway A7, 20 minutes from Avignon and 30 minutes from the TGV train station. The ground floor features 108 m2 of living space, including 1 entrance hall, 1 fitted and equipped kitchen opening onto 1 dining area and a living room with fireplace and dining area, all facing south-east/south-west with large modern aluminum double-glazed windows and 1 access to several terraces. The view is splendid over the pool and all the surrounding area, thanks to its dominant position. You'll also find 1 bedroom, 1 WC, 1 shower room/WC, hallways, cupboards, 1 laundry/storeroom, 2 large garages and 1 carport for 2 cars. On the 1st floor, you'll find 3 bedrooms, 1 shower room/WC, hallway and attic space. The plot is fully fenced and landscaped, and features...

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

Myriam Winling of LEGGETT International offers you the opportunity to purchase this architect-designed villa with 145 m² of living space and 125 m² of annexes (garages, carports, machine room and cellar) located in the small village of Caumont-sur-Durance with a population of 5,422, very close to L'Isle-sur-la-Sorgue, known as the French capital of antiques and design thanks to its unique concentration of antique dealers, second-hand dealers, craftsmen and artists. The village of Caumont is famous for its 12th-century Chartreuse de Bonpas castle, which is still inhabited and open to visitors. Caumont is part of the Grand Avignon urban community (made up of 16 communes) and is just 20 minutes from the centre of Avignon. There are 2 golf courses nearby: Le Golf et Country Club Restaurant, l'UGOLF in Morières-lès-Avignon, 5 km from Caumont-sur-Durance, and Le Golf de Saumane, 11 km away.

This property will win you over with its many assets: panoramic views, maximum sunshine due to its geographical position on the land and the many windows and skylights inside the house, size of the rooms and living space (61 m²), 4 bedrooms including 1 on the ground floor, 2 shower rooms/WC including 1 on the ground floor, bounded and fully fenced grounds, 2 large garages (ideal for DIY enthusiasts or craftsmen) including one with automatic sectional door, 1 carport for 2 vehicles, traditional 4.5 x 9 m swimming pool with liner and winter protection cover (low nesting cover under sunbathing terrace), vegetable garden,...

LOCAL TAXES

Taxe foncière: 2854 EUR

NOTES