

Beautiful mas with swimming pool and 6000m2 of land, renovated with style overlooking the lavender fields of the Valley de Sault



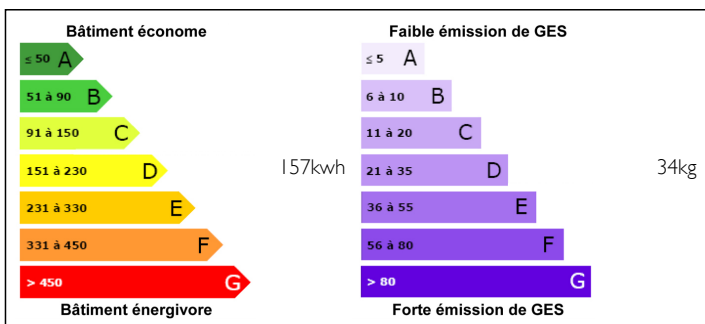
INFORMATION

Town:	SAULT
Department:	Vaucluse
Bed:	3
Bath:	1
Floor:	255 m2
Plot Size:	6142 m2

IN BRIEF

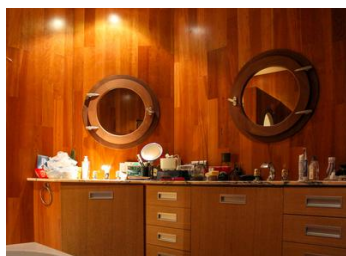
Beautiful Mas on a 6100m2 piece of land overlooking the lavender fields of the Vallée de Sault. The house includes a large living room with mezzanine, high ceiling and large patio windows letting in a lot of light. Nice stone walls, beautiful staircases, a central iron made fireplace. On the garden floor, with direct access to the swimming pool, a very large billiard room with a bar and piano sits next to a wine cellar and a utility room which also could be used as a kitchen. The house also includes an open plan kitchen with a fireplace equipped living/dining room area, three bedrooms, a bathroom, a toilet. The attics offer the potential for an extra two bedrooms and bathroom. This lovely property includes a 200m2 patio, a car port, a garage and an automatic gate. The house is very stylish and has been renovated with taste and good quality...

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

Surfaces in square metres (m²)

Garden Floor:

Billiard Room : $7.73 \times 7.85 = 60.7$

Utility Room : $4.40 \times 3.26 = 14.3$

Wine Cellar : $2.98 \times 3.18 = 9.5$

Workshop-Cellar : $10.21 \times 2.8 = 28.6$

Swimming Pool : 8.5×5.5 - Diffazur - heated by a Heat Pump system

Ground floor:

Kitchen : $8.56 \times 4.08 = 34.9$

WC : $1.85 \times 1 = 1.85$

Level 1 :

Living room : $7.71 \times 8.08 = 62.3$

Mezzanine : $5.84 \times 2.7 = 15.8$

Patio : $12.42 \times 2.9 = 36$

Bedroom 1 : $4.93 \times 3.42 = 16.9$

Level 2:

Bedroom 2 : $5.37 \times 4 = 21.5$

Bedroom 3: $5 \times 3.6 = 18$

Bathroom : $3.17 \times 2.75 = 8.7$

Level 3 : (To be renovated> Potential only)

Bedroom 4 : $5.37 \times 4 = 21.5$

Bedroom 5: $5 \times 3.6 = 18$

Bathroom : $3.17 \times 2.75 = 8.7$

LOCAL TAXES

Taxe foncière: **2053 EUR**

NOTES

Sault is the "Lavender capital", situated at the altitude of 766 meters, Known worldwide for the cultivation of lavender, it was once protected by fortifications, and bears the traces of an intense human activity from prehistoric times onwards.

Sault is the ideal spot for hikes and excursions toward Mont Ventoux, the Nesque Canyon, the Toulourenc valley, the Montagne de Lure, the Luberon and other nearby sites in Drôme Provençale and Alpes-de-Haute-Provence

Besides the market, Wednesdays mornings since 1515, the summer period is marked by various animations, festivals, garage sales, with a culmination