

The charm of Provence with this recently built country house with swimming pool and beautiful garden



INFORMATION

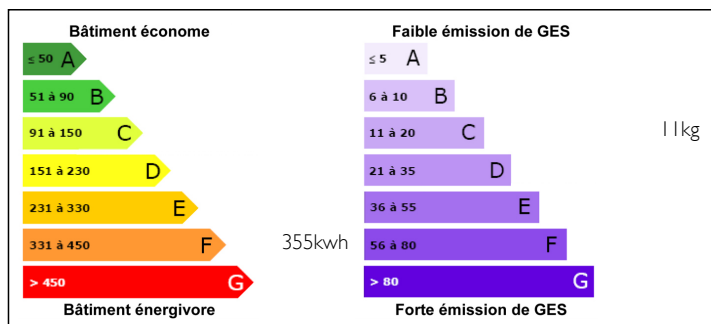
Town:	La Motte-d'Aigues
Department:	Vaucluse
Bed:	5
Bath:	4
Floor:	178.43 m2
Plot Size:	3720 m2

IN BRIEF

In a residential area on the outskirts of the small village of La Motte d'Aigues, this recent 5 bedroom villa built in the traditional provençal style is situated on a large flat landscaped and fenced plot of with a beautiful swimming a garage and private parking space.

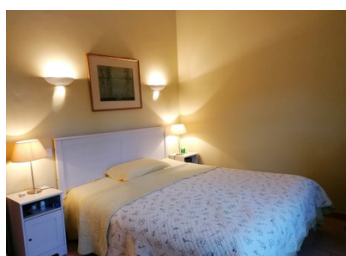


ENERGY - DPE



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

The house of approximately 200m² raised of 1 floor, presents:

On the ground floor

- 1 hall with WC and washbasin
- 1 large living/dining room with fireplace of about 50m² and quadruple opening including 2 French windows opening onto the large terrace in front of the pool
- 1 independent equipped kitchen with a cooker (piano) of about 9m² with storeroom
- 2 bedrooms, one of about 14m², the other of 12m²
- 2 shower rooms with WC

On the first floor

- 1 large landing of about 12m² for a lounge/library area
- 2 bedrooms, one of approximately 14m² and the other of 12m²
- 1 office of about 12m²
- 2 shower rooms, one of which is large and equipped with a large shower tray, two basins and a WC
- 1 independent WC with hand basin

Only a few minutes from the local shops of the small village of La Motte d'Aigues, the property is close to the pond of La Bonde for refreshing swims in summer. You will also find all the essential amenities in La Tour d'Aigues, the capital of the Pays d'Aigues, just 6 minutes away.

Distance to Aix en Provence TGV station: 42 mins

Distance to Marseille Airport: 49 mins

Distance to Aix en Provence : 40 mins

Distance to the Golf du Luberon : 26 mins

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