

Pretty village house in Aurel with spectacular views on the Sault valley. Independent studio possible.

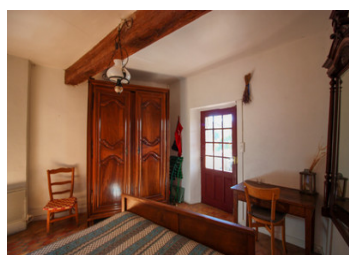
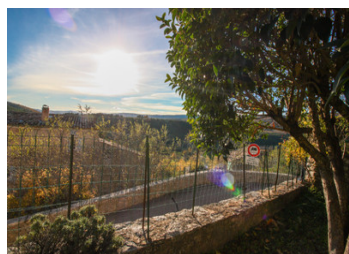


INFORMATION

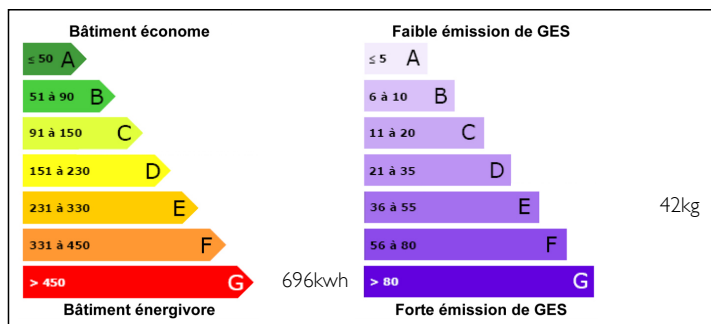
Town:	Sault
Department:	Vaucluse
Bed:	3
Bath:	1
Floor:	94 m2
Plot Size:	247 m2

IN BRIEF

Village house with 2 floors and 3 bedrooms, a garden and a terrace, with an independent barn to finish, can be used as a studio to rent out. Aurel is a classified beautiful village near Sault. The garden lets you dream away your holidays.



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

In a very quiet yet easily accessible street, this non-overlooked house will charm you by its bright interior and exterior with excellent view. The 67m² garden is easy to maintain and has some grown trees and a spectacular view on the valley.

Ground floor:

entrance hall 3m²

living room with oil stove 23m²

kitchen 8m²

toilet 1,2m²

bedroom south facing, 16,3m², with access to the terrace 11m²

Downstairs:

bathroom 3,8m²

inside room 11,8m² with access to the small street between house and barn

bedroom with windows both on western and eastern side 12m²

bedroom west facing 8,7m²

Garden 67m²

Barn to be finished as a studio or gîte:

lower level : 3 caves with in total 71m²

street level : one living space 35m² with a mezzanine

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

LOCAL TAXES

Taxe foncière: 550 EUR

NOTES