

Beautiful house in the Toulourenc Valley, close to Montbrun les Bains. Pretty views, pool and garden.

EXCLUSIVE

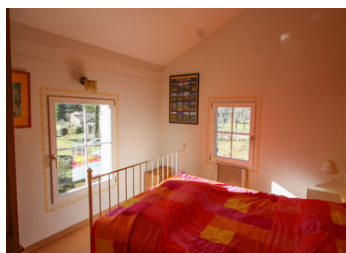


INFORMATION

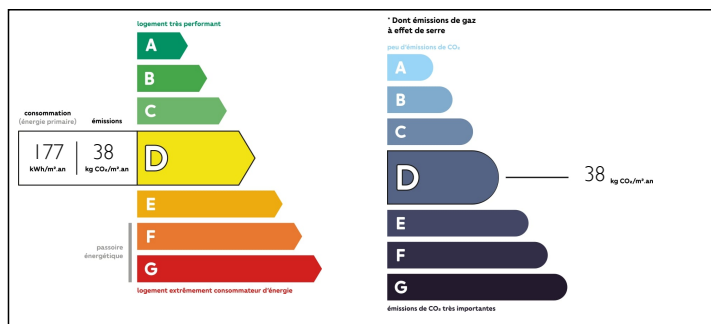
Town:	Savoillan
Department:	Vaucluse
Bed:	4
Bath:	2
Floor:	150 m2
Plot Size:	6457 m2

IN BRIEF

This 4 bedroom house, built in 2004, in a quiet setting, close to a village with a bakery, is ready to be moved in. Beautifully laid out on the inside. Extensions or gîtes building possible.



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.



LOCAL TAXES

Taxe foncière: 1577 EUR

NOTES

DESCRIPTION

Savoillan is a small village, nestled in the Toulourenc valley, some 45 minutes drive from Vaison la Romaine and just 10 minutes from Montbrun les Bains, where a supermarket and a local week market are at hand. In Savoillan is a very well known bakery, at 10 minutes walk. The Toulourenc Valley is spectacular as it reveals the most beautiful side of the Mont Ventoux, and the property has its view on it. It sits on the most sunny side of Savoillan.

Downstairs is an entrance hall with direct access to a spacious and bright living room with underfloor heating and a big terrace. In the living room an open fire place, a big all equipped kitchen and a dining room. Access from here to a separate toilet, a bedroom and a bathroom. Entrance to the garage. A laundry room is also on the ground floor.

An open staircase leads to the first floor, where are 3 more bedrooms and a bathroom. The staircase is modern and beautifully set in the living room.

Outside is the heated and secured pool. The garden is not overlooked. There is also a pétanque place and a spacious parking lot.

Ground floor:

hall 10m2

cellar 4m5m2

wc 1,5m2

kitchen 14m2

dining room 14m2

salon 26m2 with an open fire place

bedroom 12m2

bathroom 6,5m2

garage 30m2 with a mezzanine

First floor:

bedroom 10m2

bathroom 9,2m2

bedroom 10,5m2

bedroom 13m2