

Spacious town farmhouse on a large plot, with lovely pool, big barn, veranda/summer kitchen & attic to convert



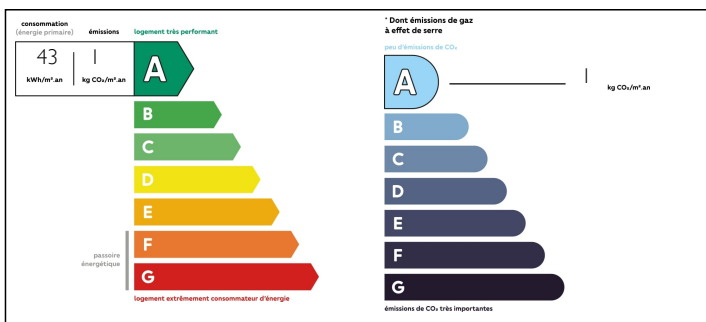
## INFORMATION

Town:	Saint-Saturnin-lès-Avignon
Department:	Vaucluse
Bed:	5
Bath:	3
Floor:	284 m2
Plot Size:	1490 m2

## IN BRIEF

Saint-Saturnin-lès-Avignon: ideally located in this commune of 5,000 inhabitants, this beautiful village farmhouse with swimming pool offers incredible potential. South-facing, it boasts a 95 m2 barn with very high ceilings, a 90 m2 veranda/summer kitchen, and 100 m2 of attic space for conversion with high ceilings, 284 m2 of living space with 5 very large bedrooms, including a 38 m2 ground floor bedroom with dressing room, 2 bathrooms/WC, one on the ground floor. Situated in a quiet cul-de-sac, with no overlooking neighbours, you'll feel as if you're in the countryside, whereas in fact you're in an urban setting, on a plot of almost 1,500 m2. Located in the French department of Vaucluse, the dynamic village of Saint-Saturnin-lès-Avignon boasts the picturesque charm and unspoilt landscapes of Provence. The center of Saint-Saturnin-lès-Avignon boasts a bustling town center, offering residents and visitors alike the main shops they expect on vacation.

## ENERGY - DPE



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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

Exclusively in Saint-Saturnin-lès-Avignon, LEGGETT INTERNATIONAL invites you to visit this authentic Provencal village mas with 284 m<sup>2</sup> of living space, outbuildings, 11.5 x 5.5 swimming pool and 90 m<sup>2</sup> enclosed pool house on a plot of almost 1500 m<sup>2</sup> in the heart of the village, 12 km from Avignon.

As in all these old houses, the plane tree stands in front of the house like a shield against the heat. This home is ideal for anyone wishing to be close to the town and have all amenities nearby (mini-market, bakery, town centre, etc.). You're right in the heart of the village, but benefit from a unique location in a cul-de-sac on a very large plot with garden, various fruit trees, large courtyard for parking and bowling. The peace and quiet of the countryside in the city, with no nuisances to contend with!

The property is comprised of:

Main living area of approx. 284 m<sup>2</sup> (373.18 m<sup>2</sup> with the veranda/pool house): On the first floor, you enter into a beautiful south-facing dining room of 22.20 m<sup>2</sup>, which in turn gives access to a north-facing kitchen of 13.38 m<sup>2</sup>, fully fitted and equipped in oak.

From these two rooms, you move on to a south-east-facing living room of 41.85 m<sup>2</sup> with a beautiful central open-hearth fireplace.

From these two rooms, you go into a living room with a beautiful central open fireplace of 41.85 m<sup>2</sup> facing South-East.

And from this room you can access a 90 m<sup>2</sup> veranda...

## LOCAL TAXES

**Taxe foncière: 2473 EUR**

## NOTES