

L'Isle/Sorgue: Attractive renovated 1-storey villa with swimming pool, pool house and outbuilding on 1694 m2



## INFORMATION

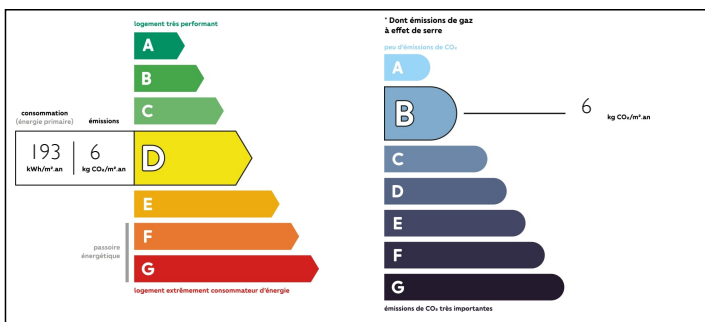
Town:	L'Isle-sur-la-Sorgue
Department:	Vaucluse
Bed:	4
Bath:	2
Floor:	151 m2
Plot Size:	1694 m2



## IN BRIEF

Welcome to this lovely property built in 1983 and recently renovated, located in the countryside around Isle-sur-la-Sorgue, a stronghold of antiques. This 151 m2 T4 villa is built on almost 1700 m2 of fenced, unoverlooked land, with a salt-treated 8 x 4 swimming pool, a pool house where you can enjoy evenings with friends or family by the pool, a 36 m2 outbuilding, and a 24 m2 garage and 12.5 m2 laundry room and storeroom. The first floor comprises a 16.7 m2 veranda where you can relax in the off-season, an entrance hall, a 15.6 m2 fitted and equipped kitchen, a living room with a welcoming dining room and a cosy sitting room with fireplace and wood-burning stove, a bedroom and bathroom, a WC and, on the first floor, two bedrooms, landing, terrace and WC. The house is rented out in summer (sales figures available on request). The house is...

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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.



## LOCAL TAXES

Taxe foncière: 2062 EUR

## NOTES

## DESCRIPTION

The house has two levels. As you enter the house, you'll be delighted by the warm veranda, where you can spend time reading, relaxing or having lunch in any season on a sheltered, heated terrace; it has direct access to the kitchen and a view of the swimming pool. The 39.6 m<sup>2</sup> living room is on a half-level, allowing for a more intimate 15.3 m<sup>2</sup> living room slightly offset from the 24.3 m<sup>2</sup> dining room. The fireplace allows you to enjoy evenings in front of a roaring fire before the first cold spells arrive. The entrance hall leads to a corridor with a toilet, a shower room and a beautiful 12.6 m<sup>2</sup> bedroom with western exposure. The 6.50 m<sup>2</sup> shower room has been completely modernized with a walk-in shower, travertine tiling and 2 vanity sinks. Connections for washing machines have been provided. Behind the kitchen, a pantry and laundry room provide access to the garage with mezzanine space.

On the second floor, a landing leads to a 2nd bedroom with south-facing cupboard (13.23 m<sup>2</sup>), giving access to a small private terrace (8.4 m<sup>2</sup>) where you can enjoy breakfast, and a 3rd bedroom with south-facing cupboard (14.14 m<sup>2</sup>). A 4.05 m<sup>2</sup> shower room/WC completes the ensemble.

In the grounds, you'll find a 36 m<sup>2</sup> wooden outbuilding that's fully habitable, insulated and heated by reversible air-conditioning, so you can entertain your guests in total peace and quiet.

In front of the house, you'll find a salt-treated 8...