LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A36883PAT84 Price: 795 000 EUR

agency fees to be paid by the seller

Large Provençal farmhouse with 180m of living space on 16,440m of land + garage and attic.















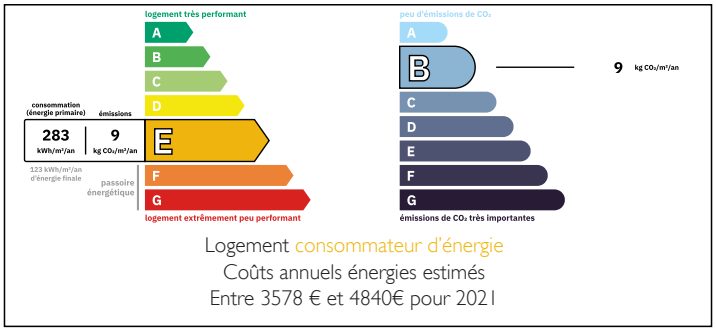
INFORMATION

Town:	Sarrians
Department:	Vaucluse
Bed:	4
Bath:	2
Floor:	180 m2
Plot Size:	16440 m2

IN BRIEF

A haven of peace close to all amenities. This magnificent Provençal farmhouse will charm you with its huge 50m² living room, its spacious rooms with a large open fireplace, four beautiful bedrooms and a fitted kitchen. Its garden, filled with trees and flowers, welcomes you with its large terrace and secluded swimming pool area.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3578 € et 4840€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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DESCRIPTION

Nestling between the Dentelles de Montmirail and the Vacqueyras vineyards, this Provencal farmhouse is an invitation to relax. Far from the hustle and bustle of the city, you're just a less than two kilometres from the city centre of Sarrians and its shops. Particularly famous for its Côtes du Rhône vineyards, Sarrians is a village with picturesque lanes and a peaceful atmosphere. Nature lovers will be delighted by the beautiful walks in the Mont Ventoux or the Dentelles de Montmirail. The A7 motorway is just 10 minutes away, and Avignon and its Palais des Papes or L'Isle sur la Sorgues and its antique dealers are 40 minutes away.

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

LOCAL TAXES

Taxe foncière:	**3000 EUR**

NOTES

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