LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A37519NEB84 Price: 325 000 EUR

agency fees to be paid by the seller

Cosy second home with adjoining holiday cottage, in the countryside near a Provençal village.















INFORMATION

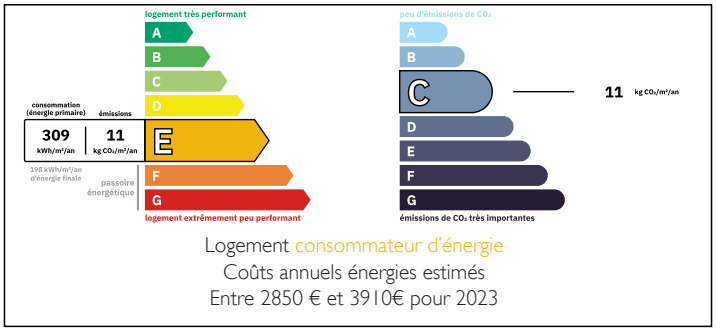
Town:	Buisson
Department:	Vaucluse
Bed:	3
Bath:	2
Floor:	105 m2
Plot Size:	495 m2

IN BRIEF

Located just outside a picturesque village in the Vaucluse region, this charming country house offers a true haven of peace with panoramic views over the surrounding hills and the village of Villedieu, which is just a 15-minute walk away.

Well maintained, the property, with adjoining neighbours, has been used as a seasonal rental over the past 15 years, mainly from April to October. The gross proceeds of which are around €13,000 annually. It consists of two independent homes, each with its own fully equipped kitchen and cosy living area on the ground floor. An internal connecting door allows the two units to be easily joined together. Each home features two comfortable bedrooms, a bathroom, and a toilet (one with a separate WC).

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2850 € et 3910€ pour 2023

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.

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LOCAL TAXES

Taxe foncière: **1016 EUR**

NOTES

DESCRIPTION

The south-facing gardens are perfect for enjoying the morning and evening sun, while the shaded front terraces offer a cool retreat during hot summer days. There is private parking on-site for 2 to 3 cars.

A small outbuilding houses a washing machine, dryer, and linen closet, with plenty of space to store bicycles. Two mobile air conditioning units ensure comfort throughout the warmer months.

An excellent location for nature lovers and cycling enthusiasts: the famous Mont Ventoux (via Malaucène) is only 20 km away! You'll enjoy the peace of the countryside while staying close to essential amenities—Villedieu offers a charming square with a café, bistro, and crêperie, while Vaison-la-Romaine (7 km) has larger supermarkets such as Super U, LIDL, Aldi, and Intermarché.

A rare opportunity to enjoy the good life in Provence—full of charm, comfort, and tranquillity.

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