LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A38756CHS84

Price: 1 245 000 EUR

agency fees to be paid by the seller

PROPERTY COMPRISING TWO INDEPENDENT DWELLINGS















INFORMATION

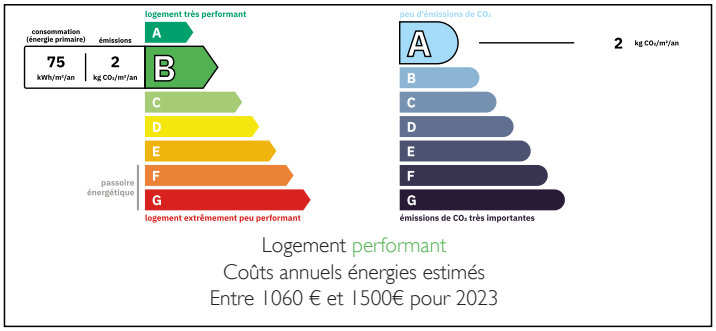
Town:	Cavaillon
Department:	Vaucluse
Bed:	6
Bath:	4
Floor:	300 m2
Plot Size:	3500 m2

IN BRIEF

*Property comprising two separate dwellings: a main building of 227 m² on one level, comprising a spacious living room with fireplace, high ceilings opening onto a lovely shaded south-facing terrace, a semi-open kitchen equipped with high-end appliances and a dining area. The sleeping area has 3 bedrooms, two of which have en-suite bathrooms, a dressing room, a bathroom (spa, hammam) and plenty of storage space. The large pool house is equipped with a summer kitchen with pizza oven and also has a separate bedroom with en-suite shower room. The magnificent 3,500 m² garden, planted with Mediterranean trees and not overlooked, features a 13 x 6 swimming pool.

*The second residence, measuring 73 m², is accessible via a separate entrance and comprises a living room, a fully equipped kitchen, two bedrooms and a bathroom. Its private outdoor area includes a...

ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 1060 € et 1500€ 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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DESCRIPTION

Roof redone in 2022 (under ten-year warranty)
Air/water heat pump
Automatic watering system
Borehole
Electric shutters
Alarm
Aluminium joinery
Three-phase electricity meter
MARSEILLE PROVENCE Airport 40 mins
A9 and A7 motorways
AIX EN PROVENCE TGV station 25 mins

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

NOTES

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