

VALREAS, residential neighborhood, single-story villa, garage, swimming pool and pool house, close to downtown

EXCLUSIVE



INFORMATION

Town:	Valréas
Department:	Vaucluse
Bed:	3
Bath:	1
Floor:	118 m2
Plot Size:	720 m2

IN BRIEF

Built in 2000 on a crawl space, this villa is in good condition and sits on 720 m² of land with a south-facing aspect.

In a peaceful, low-maintenance neighborhood, it is located close to the town center, easily accessible on foot.

It comprises a large, bright living room, an open-plan fitted kitchen, three comfortable bedrooms, a bathroom with shower, a separate toilet, a laundry room, and a garage.

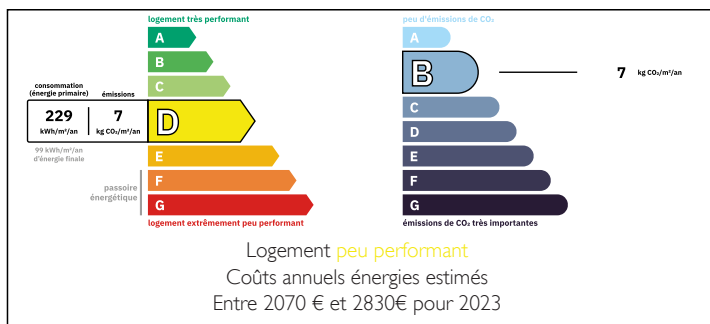
The living room and kitchen open onto a large terrace, extended by the garden and swimming pool, inviting relaxation and conviviality.

A spacious pool house equipped with a summer kitchen completes the property, offering the possibility of converting it into additional accommodation according to your needs.

A borehole allows for optimal management of watering and the swimming pool.

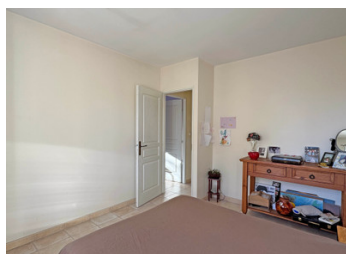


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 2004 EUR

NOTES

DESCRIPTION

Thanks to its single-story layout and proximity to schools, shops, medical services, and cultural amenities, this villa is perfectly suited for year-round living.

Located in a popular tourist area between Vaucluse and Drôme Provençale, this house is also perfect as a vacation home. Easy to lock up, simple to maintain, with a pool, terrace, and private garden, it is a true haven of peace for enjoying the Provençal climate, tranquility and surrounding nature.

The house comprises the following rooms:

Entrance hall with closet: 5.70 m²

South-facing living room: 35 m²

Open-plan fitted kitchen: 12 m²

Bedroom 1 with closet: 13.70 m²

Bedroom 2 with closet: 14 m²

Bedroom 3: 10.75 m²

Bathroom + shower and closet: 7 m²

Toilet: 2 m²

Dressing: 2.15 m²

Laundry room: 11 m²

Garage: 15 m²

Pool house with summer kitchen area: 35 m²

VALREAS enjoys a medieval and Provençal setting with modern infrastructure: shops, weekly markets, cultural services (theater, cinema), and sports facilities are all readily available.

The town is easily accessible via the A7 motorway. A regular bus service connects the town directly to Avignon TGV station, providing quick access to the mainline network. The town also has a TER regional train stop.

Several airports are located nearby: Avignon (80 KM), Marseille-Provence (158 KM), and Lyon-Saint-Exupéry (190 KM).

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