LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44224PAT84 Price: 395 200 EUR

agency fees to be paid by the seller

CAUMONT SUR DURANCE - 120 m house with 4 bedrooms, a convertible basement, a garage and a garden.















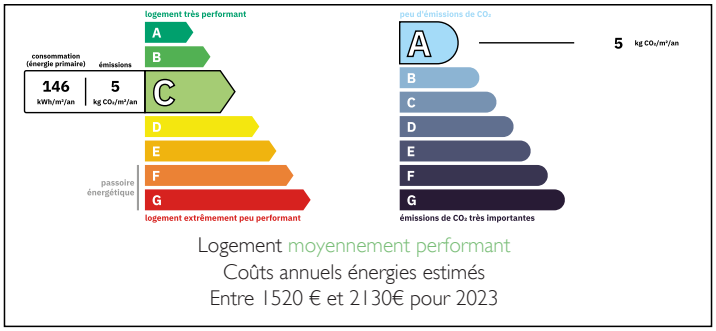
INFORMATION

Town:	Caumont-sur-Durance
Department:	Vaucluse
Bed:	4
Bath:	1
Floor:	120 m2
Plot Size:	558 m2

IN BRIEF

A single-storey house with lovely views, comprising a spacious living room, a fitted kitchen, 4 large bedrooms, a bathroom, a basement, a garage and a garden

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1520 € et 2130€ 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.

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

A village house situated on a hillside overlooking the Luberon Mountains. This property features spacious rooms, including a 29 m² living room, a 9 m² kitchen, a 13 m² bedroom, an 11 m² bedroom, a 15 m² bedroom and a further 11 m² bedroom. The house also includes a garage/workshop with a total area of 26 m² and a 20 m² basement cellar with potential for conversion. Just a 5-minute walk from all the shops in Caumont-sur-Durance, a small village with a typical Provençal charm thanks to its narrow streets, stone houses and colourful shutters, whilst being just 15 kilometres from the centre of Avignon. In terms of convenience, Avignon Caumont Airport is just a ten-minute drive away, as is the A7 motorway junction; Avignon TGV station is 30 minutes away, and the Alpilles, Luberon, Mont Ventoux, Isle-sur-la-Sorgue and many other places that embody the essence of the South of France are all within easy reach.

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

LOCAL TAXES

Taxe foncière: **1600 EUR**

NOTES

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