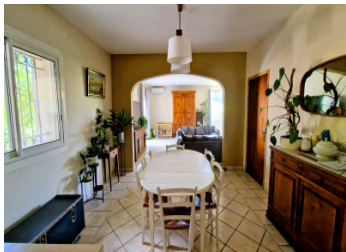


Barthelasse Island – Exceptional 306 sqm Property with Outbuildings on 7,800 sqm of Land, near Avignon



INFORMATION

Town:	Avignon
Department:	Vaucluse
Bed:	7
Bath:	4
Floor:	306 m2
Plot Size:	7800 m2



IN BRIEF

Just a few minutes from the centre of Avignon, in the highly sought-after area of Barthelasse Island, this beautiful property enjoys a truly privileged setting.



Set within 7,800 sqm of enclosed and landscaped grounds combining landscaped gardens and wooded areas, the estate offers 306 sqm of living space (including three separate dwellings) as well as nearly 400 sqm of outbuildings.

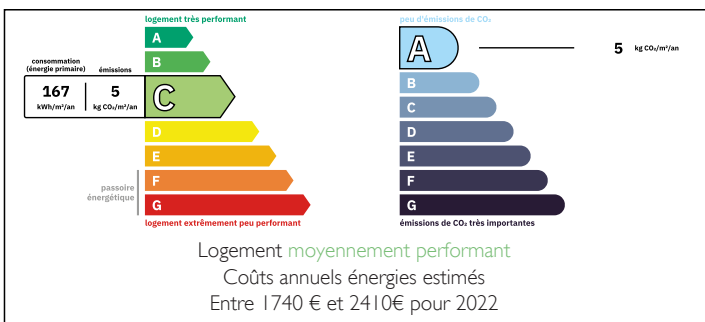


ACCOMMODATION

136 sqm Four-Bedroom House – Possibility of Extension

- Spacious living room with fireplace
- Open-plan kitchen with adjoining pantry
- 3 bedrooms
- 1 bathroom
- 1 shower room
- 2 separate WCs

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.



DESCRIPTION

- 112 sqm Two-Bedroom House – Currently Let
- Large 58 sqm living area with open-plan kitchen
 - 2 bedrooms
 - 1 bathroom
 - 1 separate WC

58 sqm Two-Bedroom House – Currently Let
Full of charm with exposed beams, it comprises:

- 29 sqm living area with open-plan kitchen
- 2 bedrooms
- 1 bathroom
- 1 separate WC
- 26 sqm private terrace with no overlooking neighbours

OUTBUILDINGS & EXTERIOR FEATURES

The property also benefits from numerous additional spaces:

- Former 211 sqm stone wine cellar
- Two independent units of 120 sqm and 40 sqm currently let (artist's studio and storage space)
- 4 x 10 m swimming pool with sun deck
- Summer kitchen, ideal for enjoying outdoor living during the warmer months
- 40 sqm pool house
- 2 enclosed garages
- 2 carports

LOCAL TAXES

Taxe foncière: **2457 EUR**

NOTES

COMFORT & FEATURES

- PVC double glazing
- Electric shutters
- Reversible air conditioning
- Borehole with filtration system
- Automatic irrigation system
- Individual sewage system (septic tank)
- Automatic gate
- Energy rating: C
- Greenhouse gas emissions rating: A

HIGHLIGHTS