LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45072CHS84 Price: 191 000 EUR

agency fees to be paid by the seller

2-BEDROOM VILLAGE HOUSE WITH BASEMENT

EXCLUSIVE















INFORMATION

Town:	Châteauneuf-du-Pape
Department:	Vaucluse
Bed:	2
Bath:	1
Floor:	113 m2
Plot Size:	0 m2

IN BRIEF

Located in the heart of the village, close to all amenities, this 97-square-meter air-conditioned village home features:

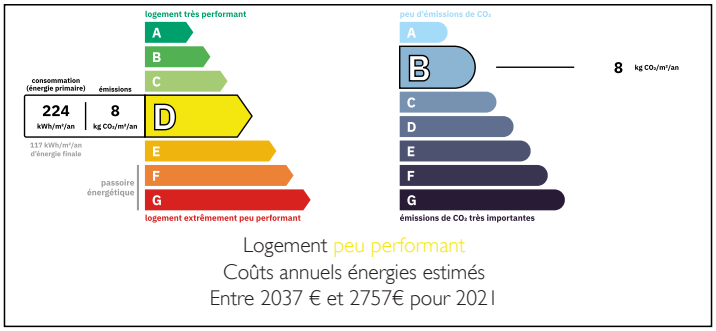
*a living area with an open-concept, fully equipped kitchen on the ground floor.

*a vaulted stone cellar in the basement

*a bedroom and a bathroom on the first floor and a second bedroom on the top floor.

Ideal as a second home or an investment for seasonal rentals

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2037 € et 2757€ pour 2021

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

Located in the heart of the village, close to all amenities, this 97-square-meter air-conditioned village home features:
*a living area with an open-concept, fully equipped kitchen on the ground floor.
*a vaulted stone cellar in the basement
*a bedroom and a bathroom on the first floor and a second bedroom on the top floor.
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Marseille Provence Airport: 55 Mn
Avignon TGV Station: 25 Mn

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

NOTES