LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A46362DMG84 Price: 515 000 EUR

agency fees to be paid by the seller

Stone Provençal Farmhouse with Pool, mature Grounds and Exceptional Setting in the Enclave des Papes, Vaucluse















INFORMATION

Town:	Grillon
Department:	Vaucluse
Bed:	4
Bath:	3
Floor:	175 m2
Plot Size:	9780 m2

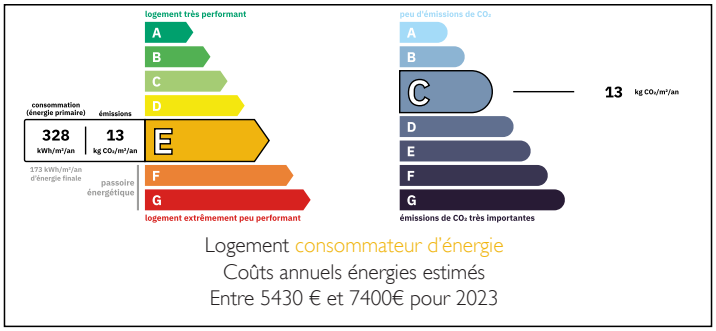
IN BRIEF

Set within one hectare of mature, wooded grounds, this charming character property enjoys superb views over the village of Grillon and Mont Ventoux, in a peaceful, unspoilt setting with complete privacy. Offering approx. 175 sq m of living accommodation, the house comprises a sitting room with fireplace, a fully fitted kitchen, three bedrooms with en-suite bathrooms, together with a spacious study that could easily be used as a fourth bedroom. The principal living areas open directly onto a generous terrace leading to the garden.

Flooded with natural light thanks to its south-west facing aspect, the property has retained all the charm of its original features, including traditional parefeuille terracotta floor tiles, exposed beams and authentic materials. A 10 x 5 metre swimming pool, several outbuildings and a double carport complete this delightful property.

Ideal as a main or holiday home, offering...

ENERGY - DPE



Logement consommateur d'énergie

Coûts annuels énergies estimés

Entre 5430 € et 7400€ 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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LOCAL TAXES

Taxe foncière:	**2154 EUR**

NOTES

DESCRIPTION

The farmhouse is arranged in an L-shape and comprises an original section dating from 1900, complemented by a sympathetic extension completed in 2000.
The original part of the house is heated by electric radiators and an open fireplace, while the newer wing benefits from electric underfloor heating.
The property is connected to mains water and mains drainage. A private well supplies water for the garden irrigation system and the swimming pool.
The grounds extend to approximately one hectare, with around 3,000 sq m securely enclosed around the house. Beautifully planted with pine trees, oak trees and Mediterranean species, part of the land has been left as natural woodland, providing an attractive and unspoilt setting.

Accommodation
Ground Floor
Fully fitted kitchen opening directly onto the terrace – 16 sq m
Sitting room with fireplace opening onto the garden – 30 sq m
Guest WC with storage area – 2.9 sq m
Independent guest bedroom with en-suite shower room and WC, opening onto a covered terrace – 19 sq m

First Floor
Mezzanine – 15 sq m
Bedroom with fitted wardrobe – 15 sq m
Family bathroom with walk-in shower and WC – 8.7 sq m
Principal bedroom suite with en-suite shower room and WC – 34 sq m
Spacious study or 4th bedroom with the possibility of independent access – 25 sq m

Outbuildings : two cellars, double carport, garden shed by the pool, greenhouse, log store.

Situated in the heart of the Enclave des Papes, GRILLON is a sought-after Provençal village offering