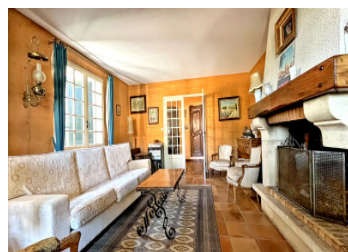


205-SQUARE-METER VILLA WITH 6 BEDROOMS AND A STUDY ON A 2,582-SQUARE-METER BUILDABLE LOT



INFORMATION

Town:	Vedène
Department:	Vaucluse
Bed:	6
Bath:	2
Floor:	205 m2
Plot Size:	2582 m2



IN BRIEF

205 m² villa on 2,582 m² of land just outside Avignon

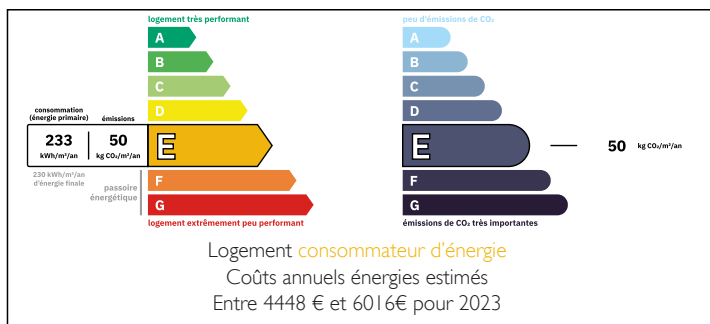
Located a 5-minute walk from the village, discover this 1970s villa—which requires some renovation—set on a magnificent, tree-lined lot suitable for construction.

The house comprises:

Ground floor:

An entryway,
A spacious living room with a fireplace,
A separate kitchen,
A pantry/laundry room,
Three bedrooms,
A shower room,
A separate toilet.

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

205 m² villa on 2,582 m² of land just outside Avignon

Located a 5-minute walk from the village, discover this 1970s villa—which requires some renovation—set on a magnificent, tree-lined lot suitable for construction.

The house comprises:

Ground floor:

An entryway,
A spacious living room with a fireplace,
A separate kitchen,
A pantry/laundry room,
Three bedrooms,
A shower room,
A separate toilet.

Upstairs:

Three additional bedrooms,
A game room,
A shower room and a separate toilet

This home offers particularly attractive potential for a family, a heritage project, or an investment (with the possibility of subdividing the lot).

Highway: 5 min

Marseille Provence Airport: 50 min

Avignon TGV station: 15 min

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

NOTES