

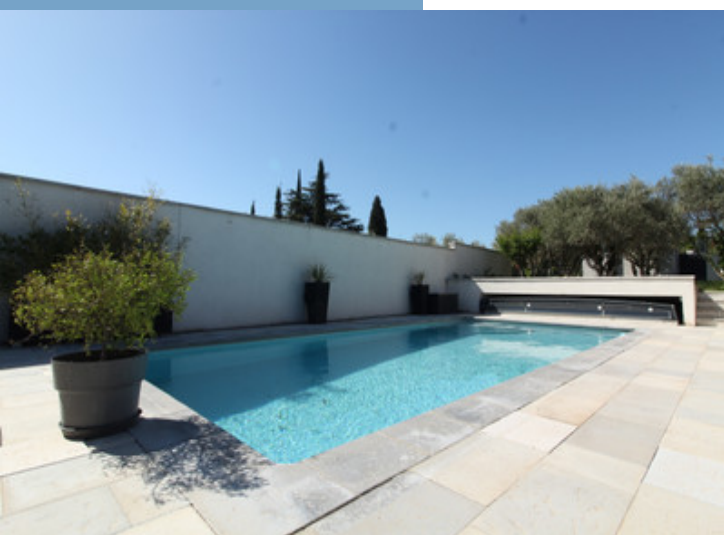


8 MN FROM ISLE/SORGUE ARCHITECT-DESIGNED  
T7 R+I VILLA WITH SWIMMING POOL, 2  
GARAGES, 1 CARPORT AND DOMINANT VI



www.leggettprestige.com

8 MN FROM ISLE/SORGUE  
ARCHITECT-DESIGNED T7  
R+1 VILLA WITH  
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GARAGES, 1 CARPORT  
AND D...



## PROPERTY FACT FILE

REFERENCE	A27117MYW84
PRICE	€ 848,000 £ 728,008* <small>*agency fees to be paid by the seller</small>
BEDROOM	4
BATHROOM	2
ACCOMMODATION	147 m <sup>2</sup>
LAND	1506 m <sup>2</sup>
TOWN	Caumont-sur-Durance
DEPARTMENT	Vaucluse
LOCATION	
TYPE	Maison familiale
CONDITION	Excellent condition
FEATURES	Mains Drains, Electricity on site, Garage

\*Price based on current exchange rate which is subject to change



- Dominant view and quiet location, not isolated
- Fully renovated architect-designed villa
- Living space and number of bedrooms
- Beautiful pool with winter protection
- Magnificent view from the house and outside

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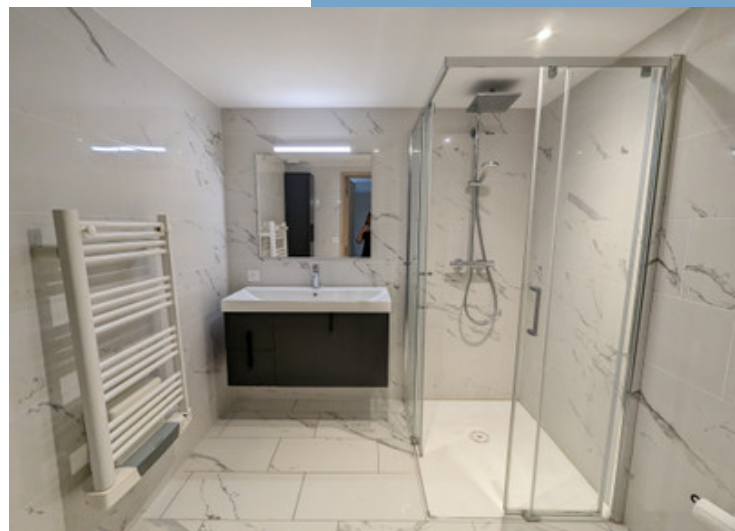
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This magnificent 145 m2 architect-designed villa on 1500 m2 overlooks the village of Caumont, 8 minutes from Isle sur la Sorgue, 3 minutes from the motorway A7, 20 minutes from Avignon and 30 minutes from the TGV train station. The ground floor features 108 m2 of living space, including 1 entrance hall, 1 fitted and equipped kitchen

## DESCRIPTIF

Myriam Winling of LEGGETT International offers you the opportunity to purchase this architect-designed villa with 145 m2 of living space and 125 m2 of annexes (garages, carports, machine room and cellar) located in the small village of Caumont-sur-Durance with a population of 5,422, very close to L'Isle-sur-la-Sorgue, known as the French capital of antiques and design thanks to its unique concentration of antique dealers, second-hand dealers, craftsmen and artists. The village of Caumont is famous for its 12th-century Chartreuse de Bonpas castle, which is still inhabited and open to visitors. Caumont is part of the Grand Avignon urban community (made up of 16 communes) and is just 20 minutes from the centre of Avignon. There are 2 golf courses nearby: Le Golf et Country Club Restaurant, l'UGOLF in Morières-lès-Avignon, 5 km from Caumont-sur-Durance, and Le Golf de Saumane, 11 km away.

This property will win you over with its many assets: panoramic views, maximum sunshine due to its geographical position on the land and the many windows and skylights inside the house, size of the rooms and living space (61 m2), 4 bedrooms including 1 on the ground floor, 2 shower rooms/WC including 1 on the ground floor, bounded and fully fenced grounds, 2 large garages (ideal for DIY enthusiasts or craftsmen) including one with automatic sectional door, 1 carport for 2 vehicles, traditional 4.5 x 9 m swimming pool with liner and winter protection cover (low nesting cover under sunbathing



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A27117MYW84>

COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

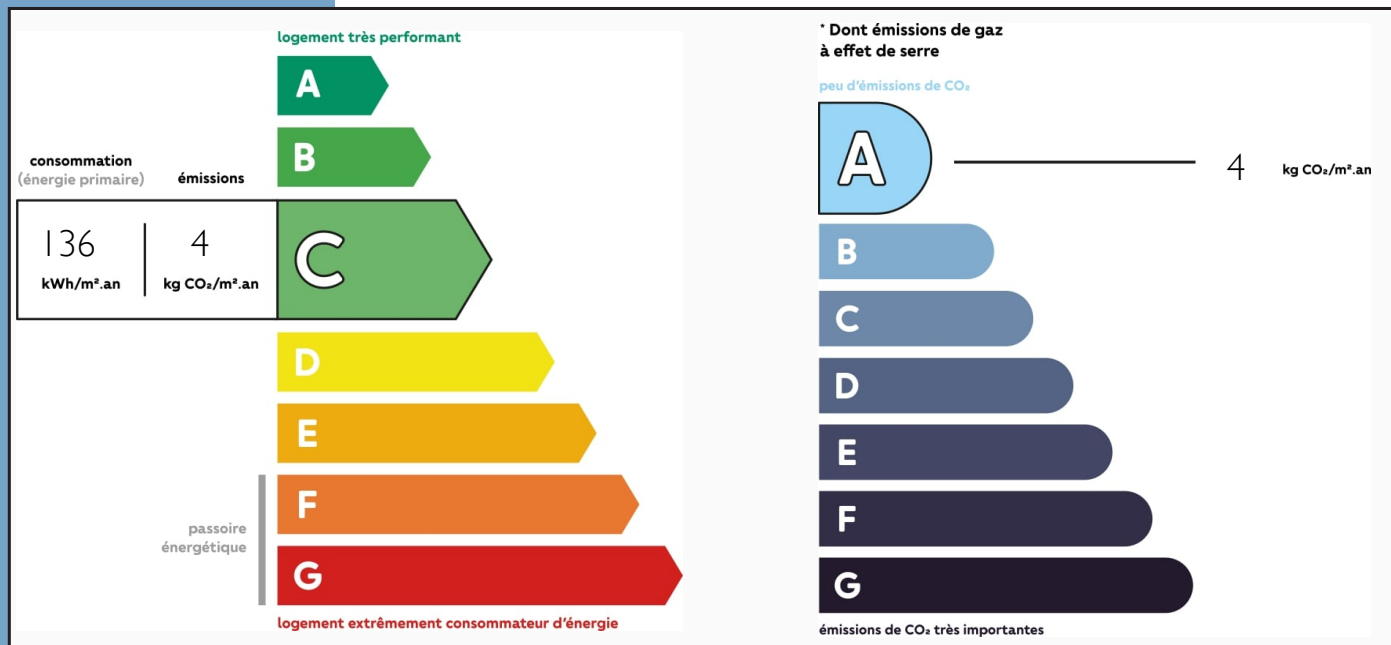
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VILLA WITH SWIMMING POOL  
2 GARAGES, 1 CARPORT AND  
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## ENERGIE-DPE

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



## NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : A27117MYW84  
FILE COMPLETE  
AND PHOTOS  
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