



BEAUTIFULLY RESTORED HOUSE WITH POOL,  
GUEST HOUSE, APARTMENT, GARAGE AND  
GLORIOUS GARDENS AMONGST THE VINES.

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AMONGST TH...



PROPERTY FACT FILE	
REFERENCE	A18915FRF84
PRICE	€ 1,123,000 £ 951,799* <small>*agency fees to be paid by the seller</small>
BEDROOM	8
BATHROOM	7
ACCOMMODATION	472 m <sup>2</sup>
LAND	5763 m <sup>2</sup>
TOWN	Violès
DEPARTMENT	Vaucluse
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Walking distance to shops
<small>*Price based on current exchange rate which is subject to change</small>	



- 2 houses
- Complete renovation of high quality
- Exceptional services
- Ideal for bed and breakfast or furnished rental
- Exceptional view of the Dentelles

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NEW - 35 minutes from Avignon and its TGV train station. This marvellous 472 m<sup>2</sup> residence awaits you on your way to the most beautiful listed villages in the Lubéron. Ideally located in the midst of the vineyards, this recently restored property boasts some very fine features. Magnificent shaded terraces and private garden suites, a

## DESCRIPTIF

First building :

59 m<sup>2</sup> living room with dining room + 25 m<sup>2</sup> kitchen

Shower room and WC with PRM access

Suite 1: 25 m<sup>2</sup> bedroom and 7 m<sup>2</sup> shower room, independent terrace.

Separate flat with 32 m<sup>2</sup> lounge, 17 m<sup>2</sup> study and 5 m<sup>2</sup> storage space.

First floor: 1 bedroom of 41 m<sup>2</sup> with shower room and WC, a bedroom of 28 m<sup>2</sup> with shower room and WC, a bedroom of 21 m<sup>2</sup> and a fourth bedroom of 17 m<sup>2</sup> with shower room and WC.

Main house: 33 m<sup>2</sup> living room with 7 m<sup>2</sup> kitchen, 17 m<sup>2</sup> hallway. Suite with 15 m<sup>2</sup> bedroom and 4 m<sup>2</sup> shower room, second 19 m<sup>2</sup> suite.

Independent studio: Living room 11 m<sup>2</sup>, bedroom 15 m<sup>2</sup>, shower room 8 m<sup>2</sup>, WC and utility room 18 m<sup>2</sup>.

Cellar 120 m<sup>2</sup>.

38 m<sup>2</sup> garage

Room to be finished 37 m<sup>2</sup>

Parking for 7 vehicles with electric charging point

All plumbing, electricity and insulation new

Fully air-conditioned

Swimming pool and spa

125 m<sup>2</sup> exotic wood terrace around the swimming pool

Many other photos available, just ask!

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

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A18915FRF84>

COMPLETE FILE AND PHOTO ON REQUEST

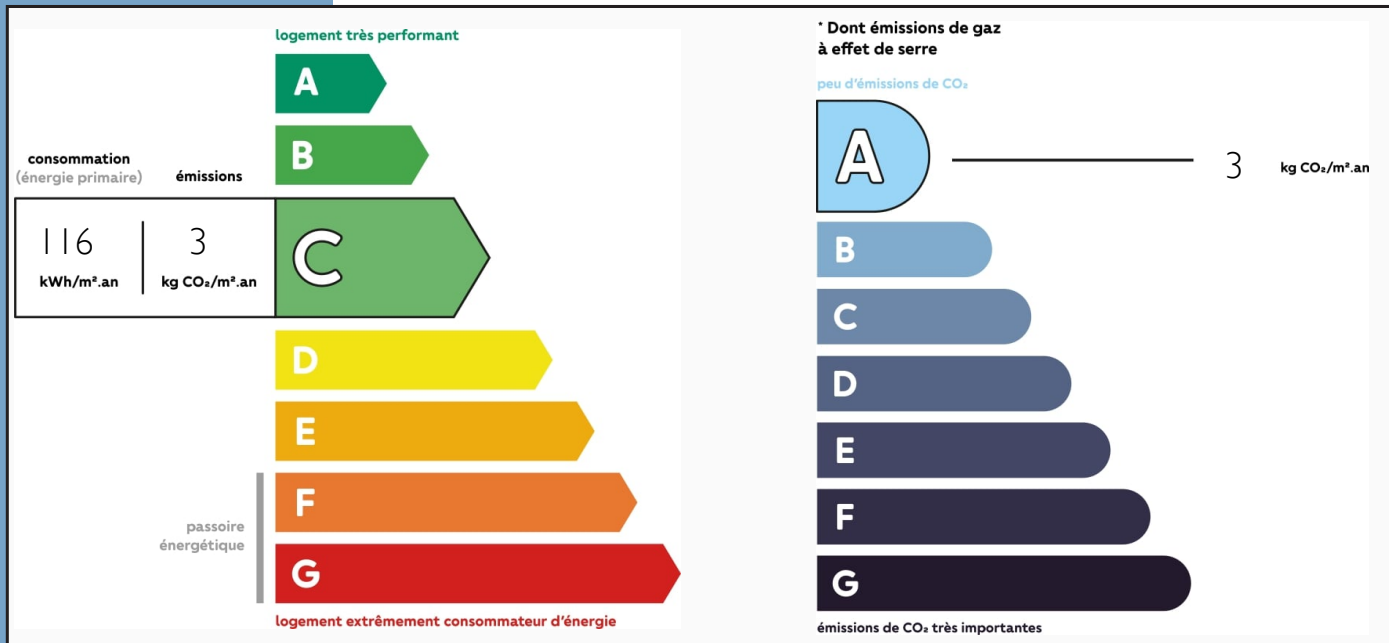


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## ENERGIE-DPE



## NOTICE

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

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## CONTACT

Réf : A18915FRF84  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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