



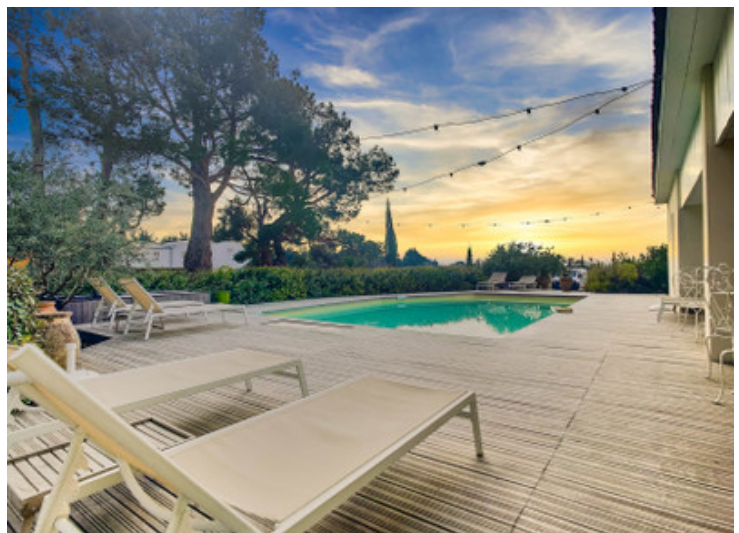
BEAUTIFULLY RESTORED HOUSE WITH POOL,  
GUEST HOUSE, APARTMENT, GARAGE AND  
GLORIOUS GARDENS AMONGST THE VINES.

www.leggettprestige.com

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



PROPERTY FACT FILE	
REFERENCE	A18915FRF84
PRICE	€ 1,123,000 £ 935,156* <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, Private parking
<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

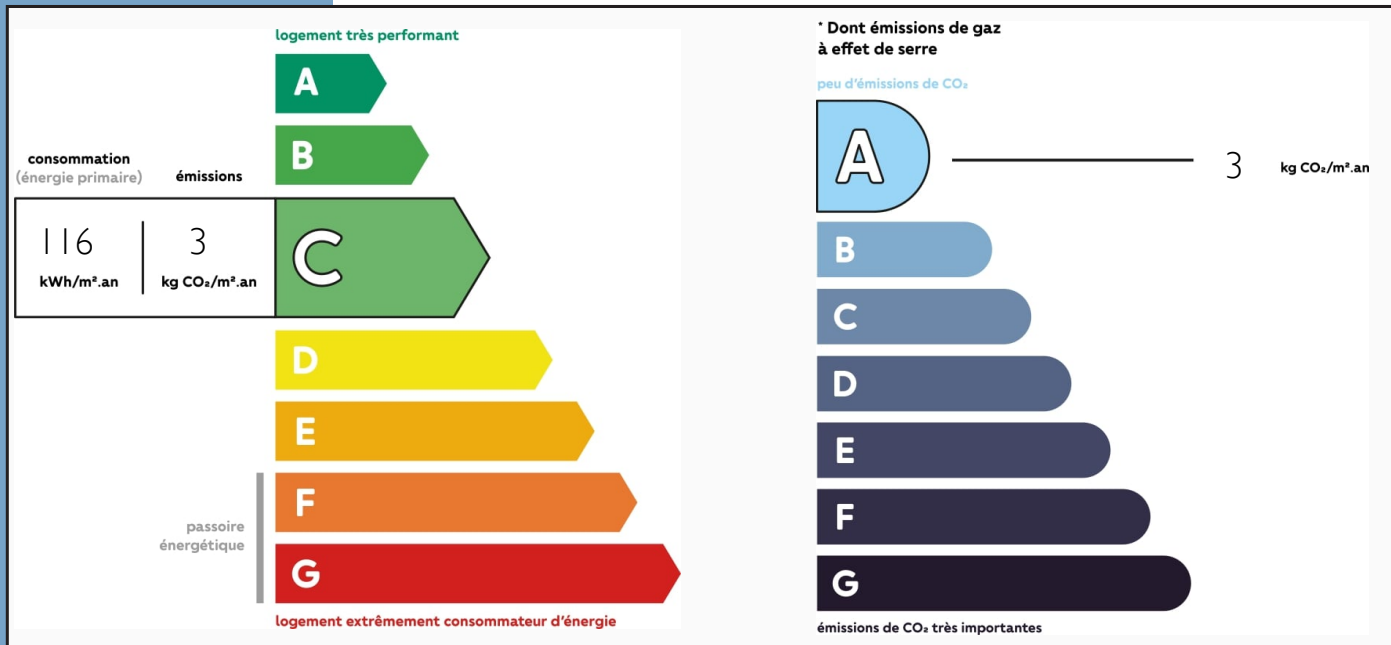


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## ENERGIE-DPE



## NOTICE

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

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2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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 : A18915FRF84  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)