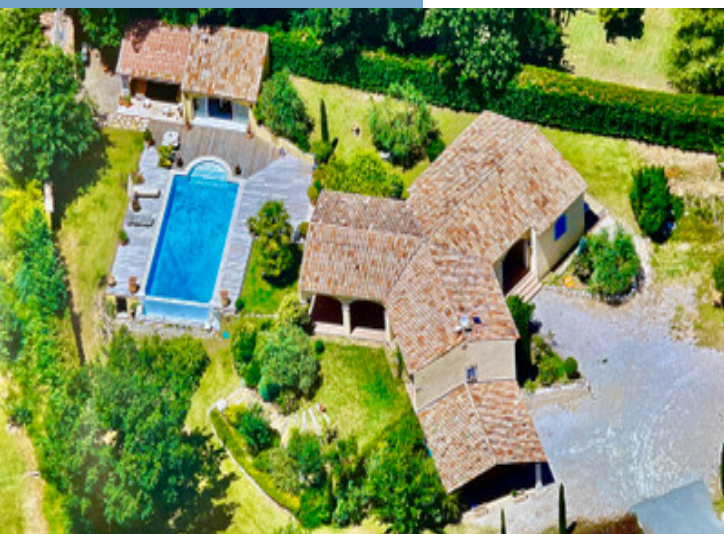




LUBERON: PROVENÇAL VILLA WITH 4
BEDROOMS, POOL, LARGE SUMMER KITCHEN
AND CHILL OUT HOUSE. MULTIPLE TERRACES.

LUBERON: PROVENÇAL
VILLA WITH 4 BEDROOMS,
POOL, LARGE SUMMER
KITCHEN AND CHILL OUT
HOUSE. MULTIPLE ...



PROPERTY FACT FILE	
REFERENCE	A21974DIP04
PRICE	€ 635,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	2
ACCOMMODATION	209 m ²
LAND	1950 m ²
TOWN	Pierrevert
DEPARTMENT	
LOCATION	Village property
TYPE	Maison, Villa, Family Home
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Garage
*Price based on current exchange rate which is subject to change	



- Large living space
- Surprisingly large lower level
- Salt water Pool 10 x 5 m
- Multiple terraces following the sun
- Fully equipped summer kitchen

LUBERON: PROVENÇAL VILLA WITH 4 BEDROOMS, POOL, LARGE SUMMER KITCHEN AND CHILL OUT HOUSE. MULTIPLE ...

Ref : A21974DIP04

A villa full of lovely surprises

Behind the electric entrance gate you will discover a beautiful-looking, large residential house with 4 bedrooms. The real surprise is hidden inside, but you will already be pleasantly surprised when you take a look at the garden: the large garden is tastefully laid out and, in

DESCRIPTIF

Located on the ground floor are the living room, dining room and large kitchen --- all with views over the magnificent garden with its pool and boule pitch.... and exits to the main south-facing terrace. As are the three bedrooms (one of which is currently used as a dressing room) and the bathroom, as well as a separate WC.

A staircase leads down to the basement, which turns out to be a real surprise: a huge room would make an ideal games, billiards or table tennis room. In addition, there are plenty of other spaces to discover. Suffice to say, there's a guest room and a wine cellar. After all, this is Provence.

Underfloor central heating heats the upper floor.

Fibre for internet.

Room measurements (approx.) :

Ground floor:

Entrance and Corridor: 8 m²

Dining room: 42 m²

Living room: 22 m²

Kitchen: 20 m²

Bedroom 1: 12 m²

Bedroom 2: 14 m²

Shower room: 10 m²

WC: 2 m²

Dressing room or Bedroom 3: 10 m²

Basement / Garden level (we are on a slight slope) :

Guest room en suite: 16 m²

Play Room: 62 m²

Cellar: 20 m²

Study: 10 m²

Cellar: 25 m²

Boiler room etc: 30 m²

Poolhouse: 20 m²

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A21974DIP04>

COMPLETE FILE AND PHOTO ON REQUEST

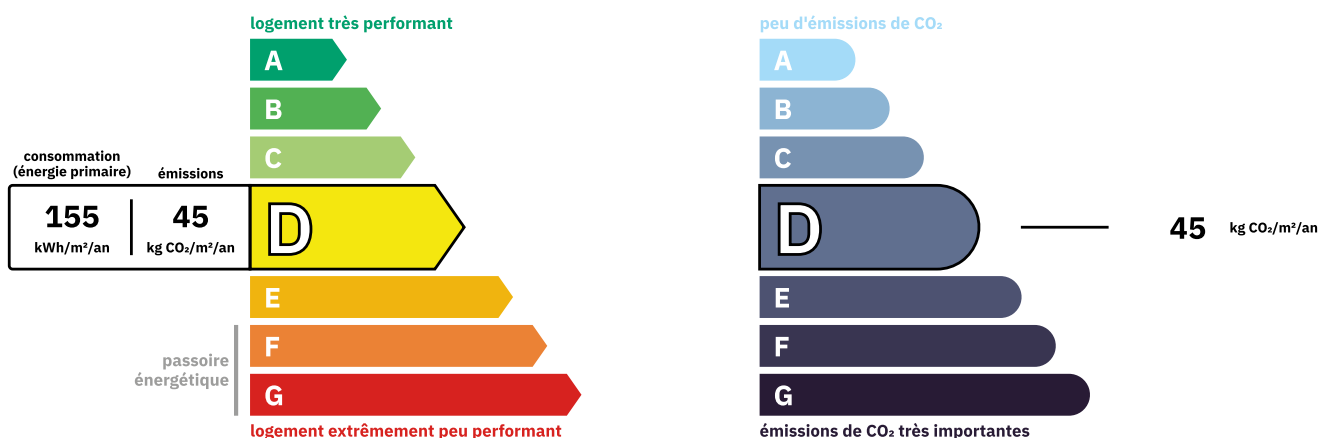


LUBERON: PROVENCAL VILLA
WITH 4 BEDROOMS, POOL,
LARGE SUMMER KITCHEN
AND CHILL OUT HOUSE.
MULTIPLE ...

Ref : A21974DIP04

ENERGIE-DPE

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



Property **Poorly efficient**
Estimated annual energy costs
between 1580 € and 2200€ for 2021

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.

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 : A21974DIP04
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: 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