



SPACIOUS TOWN FARMHOUSE ON A LARGE PLOT, WITH LOVELY POOL, BIG BARN, VERANDA/SUMMER KITCHEN & ATTIC TO CONVERT

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FARMHOUSE ON A LARGE
PLOT, WITH LOVELY
POOL, BIG BARN,
VERANDA/SUMMER
KITCHEN & ATTIC ...



PROPERTY FACT FILE

REFERENCE	A22523MYW84
PRICE	€ 1,150,000 £ 987,275* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	3
ACCOMMODATION	284 m ²
LAND	1490 m ²
TOWN	Saint-Saturnin-lès-Avignon
DEPARTMENT	Vaucluse
LOCATION	0-2KM to amenities
TYPE	Maison familiale
CONDITION	Good condition
FEATURES	Mains Drains, Seaview, Electricity on site

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

- Ideally located downtown
- Large, quiet plot with swimming pool
- South-facing with large windows
- 5 bedrooms, one of which is on the ground floor
- Outbuildings of over 195 m2 for renovation

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Saint-Saturnin-lès-Avignon: ideally located in this commune of 5,000 inhabitants, this beautiful village farmhouse with swimming pool offers incredible potential. South-facing, it boasts a 95 m2 barn with very high ceilings, a 90 m2 veranda/summer kitchen, and 100 m2 of attic space for conversion with high ceilings, 284 m2 of living space with 5

DESCRIPTIF

Exclusively in Saint-Saturnin-lès-Avignon, LEGGETT INTERNATIONAL invites you to visit this authentic Provencal village mas with 284 m2 of living space, outbuildings, 11.5 x 5.5 swimming pool and 90 m2 enclosed pool house on a plot of almost 1500 m2 in the heart of the village, 12 km from Avignon.

As in all these old houses, the plane tree stands in front of the house like a shield against the heat. This home is ideal for anyone wishing to be close to the town and have all amenities nearby (mini-market, bakery, town centre, etc.). You're right in the heart of the village, but benefit from a unique location in a cul-de-sac on a very large plot with garden, various fruit trees, large courtyard for parking and bowling. The peace and quiet of the countryside in the city, with no nuisances to contend with!

The property is comprised of:

Main living area of approx. 284 m2 (373.18 m2 with the veranda/pool house): On the first floor, you enter into a beautiful south-facing dining room of 22.20 m2, which in turn gives access to a north-facing kitchen of 13.38 m2, fully fitted and equipped in oak.

From these two rooms, you move on to a south-east-facing living room of 41.85 m2 with a beautiful central open-hearth fireplace.

From these two rooms, you go into a living room with a beautiful central open fireplace of 41.85 m2 facing South-East.

And from this room you can access a 90 m2 veranda with summer kitchen, facing south and overlooking the traditional 11.5 x 5.5 swimming pool, f



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A22523MYW84>

COMPLETE FILE AND PHOTO ON REQUEST

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

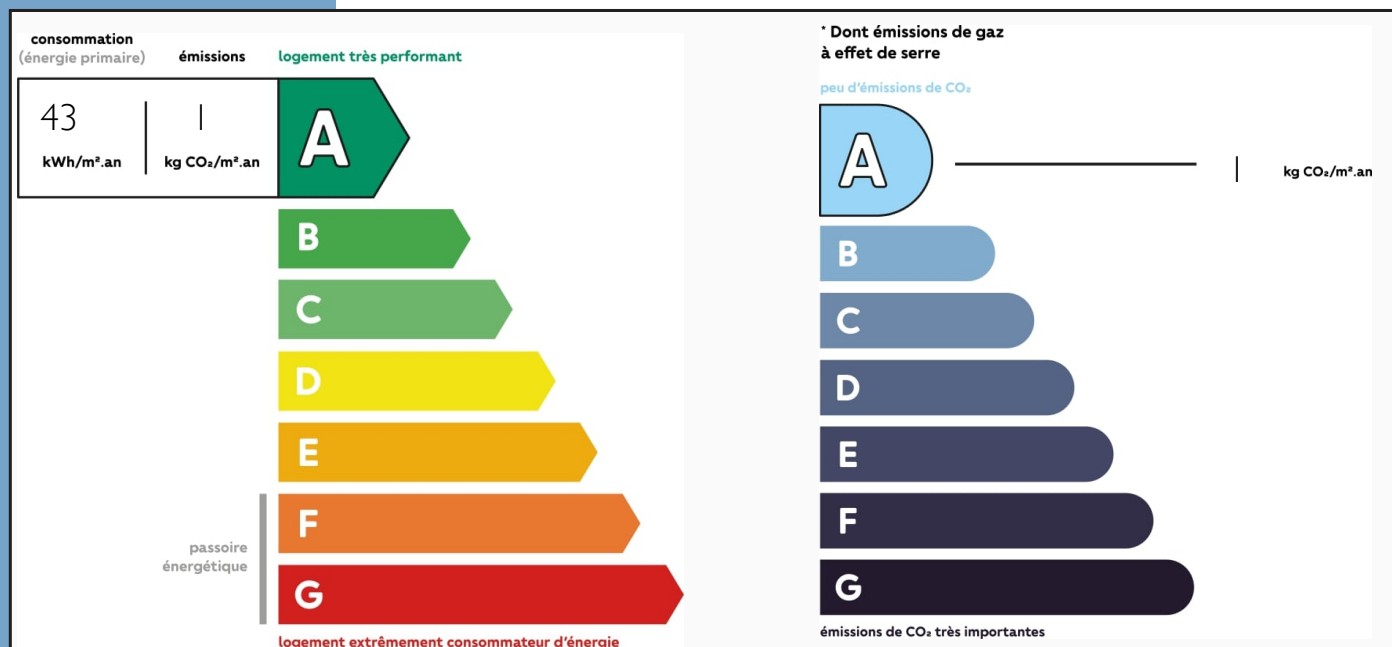
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ENERGIE-DPE

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 : A22523MYW84
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