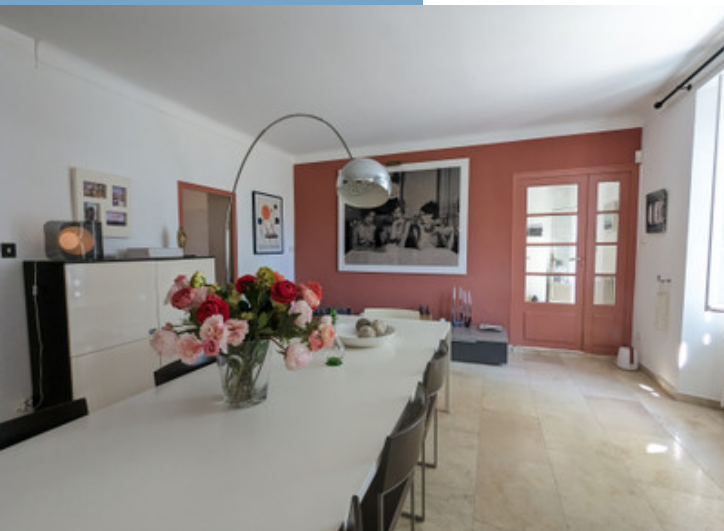




## COUNTRY FARMHOUSE WITH 355 M2 OF LIVING SPACE, SWIMMING POOL AND 2-BEDROOM GÎTE ON OVER 4000 M2 OF LAND

COUNTRY FARMHOUSE  
WITH 355 M2 OF LIVING  
SPACE, SWIMMING POOL  
AND 2-BEDROOM GÎTE  
ON OVER 4000 M2 OF ...



PROPERTY FACT FILE	
REFERENCE	A30907MYW84
PRICE	€ 795,000 £ 661,623* *agency fees to be paid by the seller
BEDROOM	7
BATHROOM	3
ACCOMMODATION	355 m <sup>2</sup>
LAND	4168 m <sup>2</sup>
TOWN	Cavaillon
DEPARTMENT	Vaucluse
LOCATION	Village property
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Garage
*Price based on current exchange rate which is subject to change	



- Large living area and spacious rooms
- 93.8 m2 communicating and/or independent gîte
- Traditional chlorine pool with equipment room
- Former farmhouse with over 4000 m2 of land
- Countryside of Vignères surrounded by fruit fields

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In the Vignères countryside, mas of approx. 355 m2 including 93 m2 of gîte (ideal for seasonal rental or to accommodate a member of your family, children or parents with an independent entrance) on a plot of over 4000 m2, The main dwelling of approx. 261 m2 includes very large living rooms (lounge-living-dining room 77 m2 approx. and

## DESCRIPTIF

This mas is an authentic Provencal farmhouse dating from 1924. It is one storey high on a first floor.

Approximate surface areas provided by an expert:

Outbuildings:

Garage/Grange: 65 m2, North facing - Roof: flat tiles

Workshop: 20 m2 - Roof: flat roof

Orangery: 3-sided glazed structure, pool equipment room: 22.80 m2

Gîte :

GROUND FLOOR

Kitchen-dining room: 27.3 m2 with WC, semi-equipped kitchenette, south-facing

Living room: 12.9 m2, South facing

1st floor:

Bathroom/WC: 6.4 m2, with WC, Italian shower and 1 vanity-mounted washbasin, facing north

Bedroom: 23.3 m2, position south

Bedroom: 15.2 m2, South facing

Dressing room and/or children's bedroom: 8.7 m2

Main house :

GROUND FLOOR:

- Main living area: 77 m2 comprising:

Library area: 15.9 m2, position north

Living room: 38 m2, position south

Dining/living room: 23 m2, South facing

- Fitted and semi-equipped kitchen: 30 m2 Cross-flow exposure : North-South

- Office: 10 m2, position north

- WC : 1,7 m2, position north

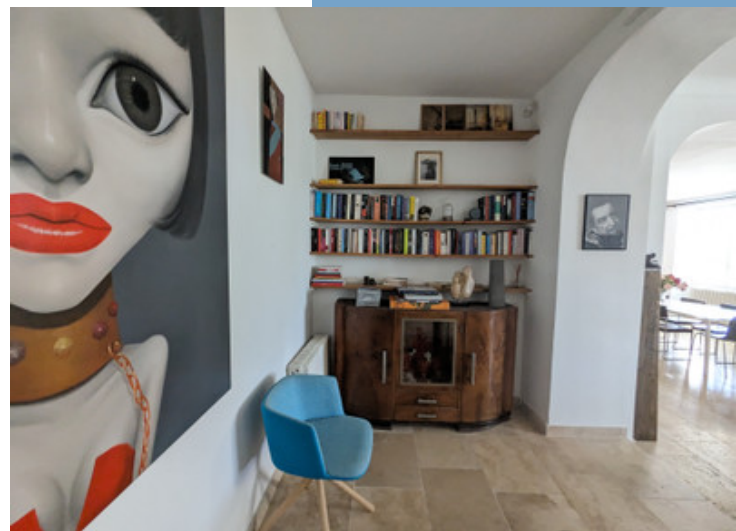
- Storeroom: 2.7 m2

- Utility room: 9.1 m2

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A30907MYW84>

COMPLETE FILE AND PHOTO ON REQUEST

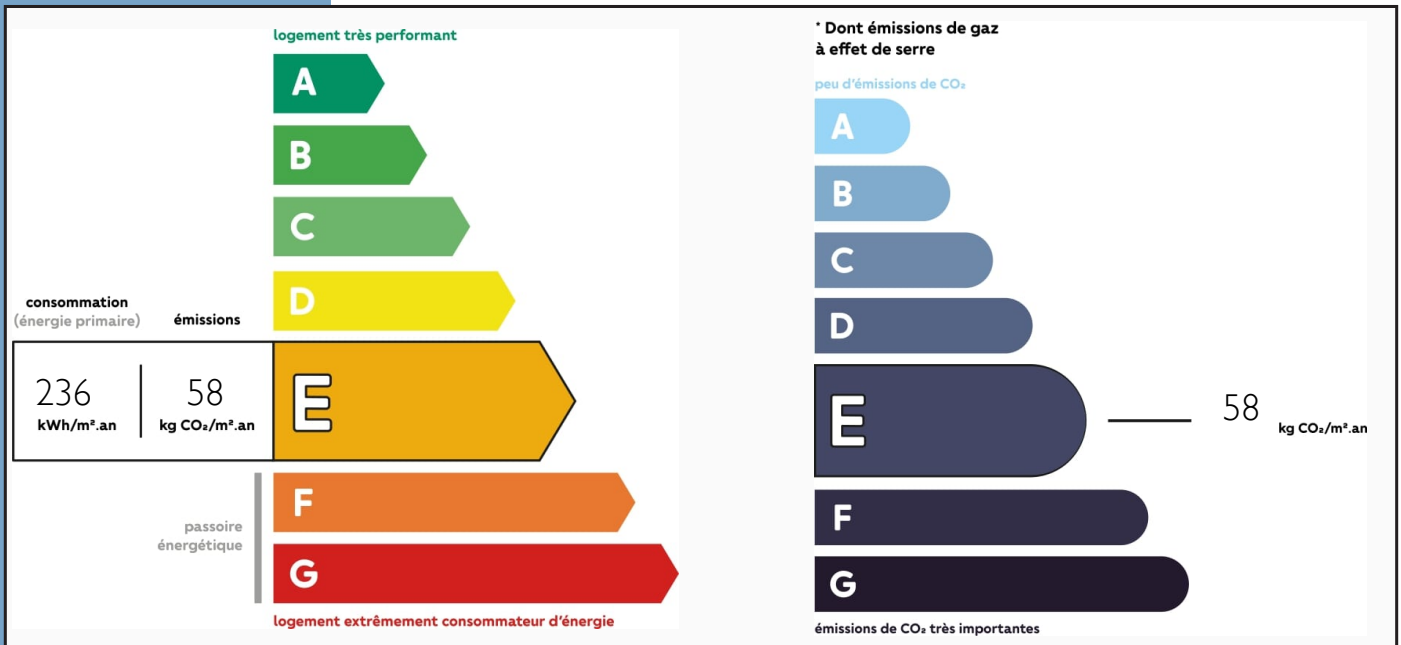


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## ENERGIE-DPE

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



## NOTICE

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1: Quoted prices are subject to fluctuations in exchangerates. 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 :A30907MYW84  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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