



MAGNIFICENT 18TH-CENTURY HOUSE,  
CHARMING GARDEN, LARGE ROOMS,  
SOUTH-FACING TERRACE, LOTS OF CHARACTER.

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CHARMING GARDEN,  
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SOUTH-FACING TERRACE,  
LOTS OF CHARACTE...



PROPERTY FACT FILE	
REFERENCE	A30071DMG26
PRICE	€ 524,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	3
ACCOMMODATION	196 m <sup>2</sup>
LAND	380 m <sup>2</sup>
TOWN	Saint-Maurice-sur-Eygues
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Mains Drains, Water on site, Electricity on site
*Price based on current exchange rate which is subject to change	





- Possibility to live on one level
- Terrace and garden in a very quiet location
- Beautiful restoration with antique elements
- A7 motorway at 30 km
- Huge basement

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Located 10 minutes from NYONS or VAISON LA ROMAINE, spacious, bright character house recently renovated with quality materials. Lots of charm with spacious rooms and old features. 5 main rooms for a living area of 196 m<sup>2</sup> on two main levels and a large basement at garden level, all offering numerous possibilities.

## DESCRIPTIF

This house is a real favorite, offering both old-world charm and modern comfort. It features generous, light-filled living spaces. The garden and terrace are surrounded by greenery and benefit from excellent sunlight.

The basement is at garden level and communicates internally with the main house.

Many old features have been preserved: walnut doors, exposed beams, stone washbasin, magnificent staircase with wrought-iron balustrade.

A cosy, authentic house ideal for those seeking peace and quiet. It also benefits from a very good energy rating.

Village with local shops located between NYONS and VAISON LA ROMAINE, 30 km from ORANGE, the train station and the A7 freeway.

Garden level:

- Basement: 120 m<sup>2</sup> (laundry room, cellars) with internal communication or via the garden.

1st level:

- Living space with fitted kitchen, dining room, lounge: 80 m<sup>2</sup>  
- Bedroom opening onto terrace with shower room and WC: 14 m<sup>2</sup>  
- South-facing terrace: 20 m<sup>2</sup>

2nd level:

- Bedroom with bathroom and WC : 30 m<sup>2</sup>  
- Living room or Bedroom: 40 m<sup>2</sup>  
- Bedroom: 15 m<sup>2</sup>  
- Bathroom with WC.

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/A30071DMG26>

COMPLETE FILE AND PHOTO ON REQUEST

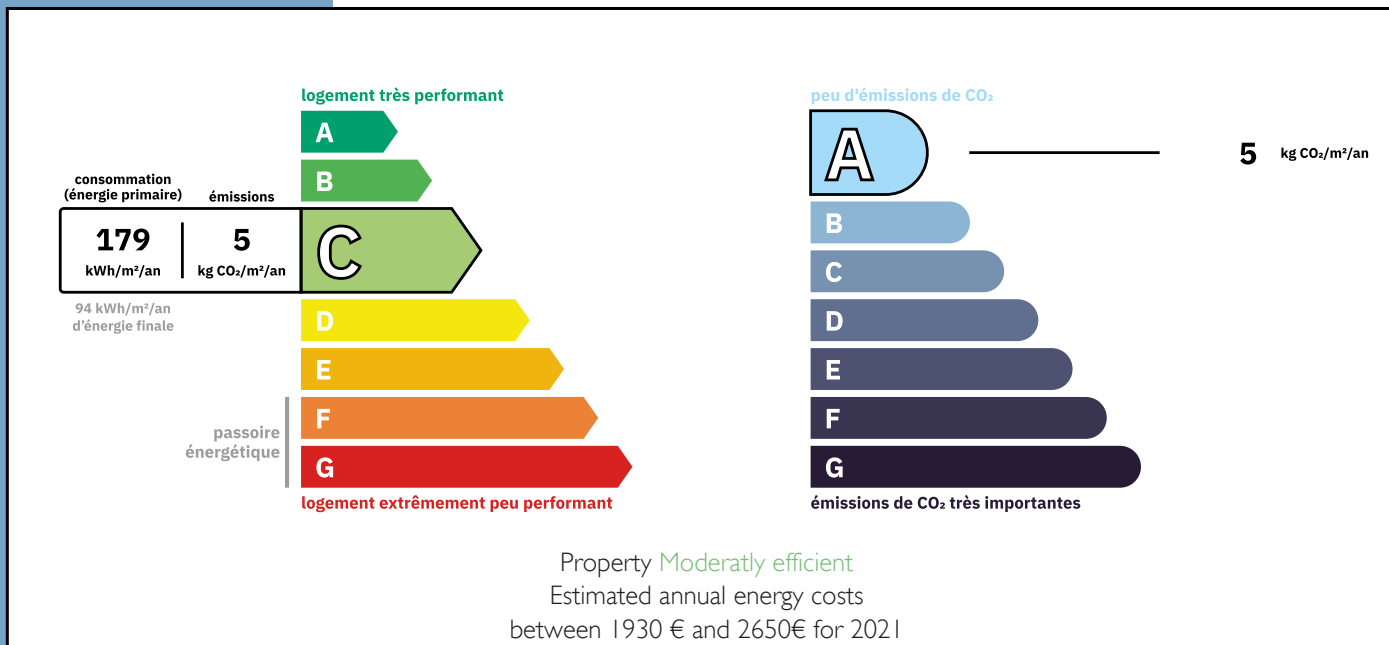


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## ENERGIE-DPE

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## CONTACT

Réf : A30071DMG26  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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