



ALTHEN LES PALUDS PROVENCE AMAZING HIGH  
CLASS PROPERTY WITH 2 POOLS AND  
OUTBUILDINGS !!!

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PROPERTY FACT FILE	
REFERENCE	A35783NDL84
PRICE	€ 735,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	7
BATHROOM	4
ACCOMMODATION	260 m <sup>2</sup>
LAND	2000 m <sup>2</sup>
TOWN	Althen-des-Paluds
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, River Frontage
<small>*Price based on current exchange rate which is subject to change</small>	





- 3 independant buildings, huge main house
- Quality construction, noble materials.
- highly sought after
- 2 pools, a heated one
- High seasionial rentability

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In a highly sought-after area of ALTHEN DES PALUDS, located between Avignon and L'Isle-sur-Sorgue, this house and its lush park present a unique opportunity. The main house features a heated swimming pool, a pool house, and a pétanque court.

## DESCRIPTIF

Discover this magnificent house located in Althen-les-Paluds, a true gem in the heart of Provence. This spacious building spans several levels and offers impressive volumes. Upon entering, you will be welcomed by a bright living room of approximately 36 m<sup>2</sup>, featuring a cathedral ceiling and a mezzanine. The 19 m<sup>2</sup> kitchen, designed for culinary enthusiasts, is equipped with a Gaudin piano, a wooden block, and a central island. You will also find a first bedroom of 11 m<sup>2</sup> and a second bedroom of 14 m<sup>2</sup> on the ground floor, as well as an elegant bathroom of 9 m<sup>2</sup>. Upstairs, the 18 m<sup>2</sup> mezzanine leads to a 20 m<sup>2</sup> bedroom with a private balcony and a master suite of 36 m<sup>2</sup>, equipped with a whirlpool bathtub and a thalasso shower, offering breathtaking views of Mont Ventoux.

The land surrounding this house is equally appealing. You will be charmed by a landscaped garden adorned with olive trees, cypress trees, and palm trees. A pétanque court, shaded by a weeping willow, invites relaxation and conviviality. The heated pool, surrounded by Taillades stones and extended by a jacuzzi, is protected by an elegant wrought-iron structure. A pool house with a Latin ambiance, featuring a pizza oven and comfortable sofas, completes this outdoor space. Additionally, two independent outbuildings of 29 m<sup>2</sup> each offer accommodation options for your friends: completely separate from each other, the first one, on the East side, is accessed through an elegant antique door that opens onto an exot



More Online :  
<https://leggettprestige.com/luxury-property-for-sale/view/A35783NDL84>

COMPLETE FILE AND PHOTO ON REQUEST

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

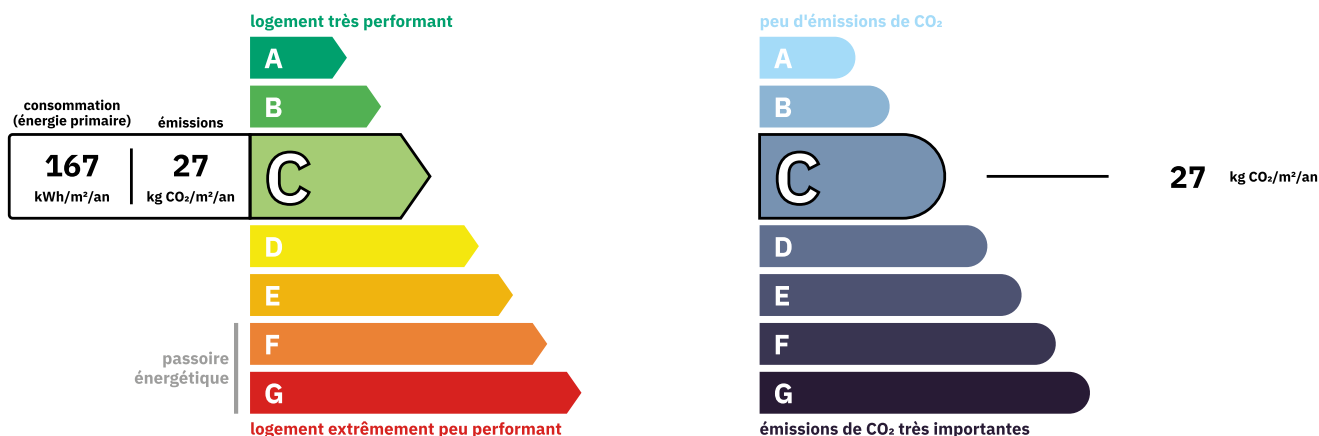
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## ENERGIE-DPE

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



Property Moderately efficient  
Estimated annual energy costs  
between 2040 € and 2860€ for 2022

## 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 : A35783NDL84  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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