

MERINDOL, PROVENCE - YOUR DREAM PROPERTY: STUNNING SINGLE STOREY WITH 4 BEDS, POOL AND GARDEN. A MUST SEE!

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PROPERTY FACT FILE

REFERENCE	A43535EKO84
PRICE	€ 695,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	1
ACCOMMODATION	147 m²
LAND	2282 m²
TOWN	Mérindol
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Swimming Pool, Private drainage, Private parking

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





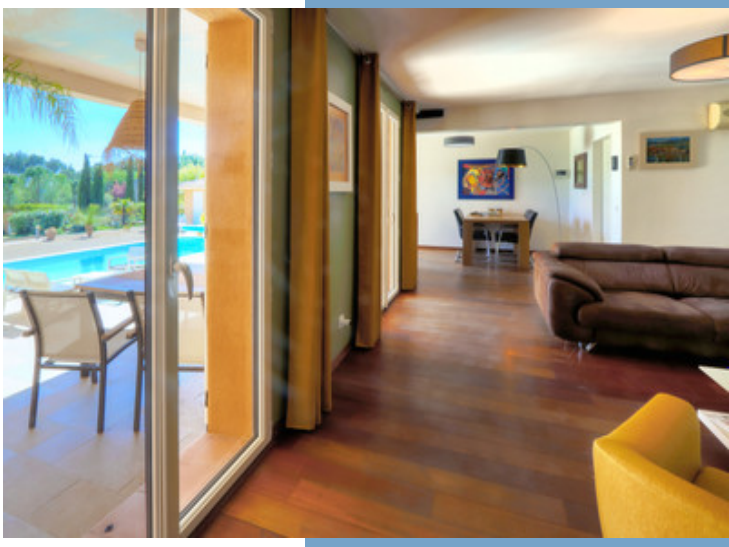
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- Beautifully designed, easy living
- Single storey
- Pool, poolhouse and garden with boules pitch
- Quiet setting
- Spacious property with high quality renovations

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Close to the lovely village of Mérindol, discover this magnificent single-storey home, filled with natural light and set in a peaceful environment just a short walk from a charming Provençal village. South-facing, it boasts generous volumes centered around the pool. The property was fully renovated and extended in 2010.







DESCRIPTION

Surface areas: Living area:
Entrance: 2.6 m²
Living room: 25 m²
Dining room: 11 m²
Study: 3.6 m²
Kitchen: (to be confirmed)
Utility room: 6 m²
WC: 1 m²

Sleeping area:
Bedroom 1: 11.4 m²
Bedroom 2: 10.4 m²
Bedroom 3: 10.7 m²
Bedroom 4: 13 m² with dressing room (3.4 m²)

Outdoor / additional spaces:
Pool house: 13.5 m²
Technical room: 7 m²

In Mérindol, a charming Provençal village at the foot of the Luberon, overlooking the Durance valley with beautiful views stretching to the Alpilles, you will find a peaceful setting.

This authentic village of around 2,000 inhabitants offers local amenities (grocery shop, butcher, biscuit maker, wine cellar, several restaurants) and a pleasant village life, with a town hall, post office, school, nursery, medical centre and pharmacy. A weekly Provençal market adds to its friendly atmosphere.

Part of the Luberon Regional Natural Park, Mérindol enjoys an exceptional natural environment with numerous hiking trails, including the Régalon gorges and the heights of old Mérindol, offering remarkable views. The Bird Protection League (LPO) has also created a lovely walking trail leading to a birdwatching hide along the Durance.

For sports enthusiasts, there are cycling routes and walking trails, while the Pont Royal Golf Course is just 10 minutes away.

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A43535EKO84

COMPLETE FILE AND PHOTO ON REQUEST

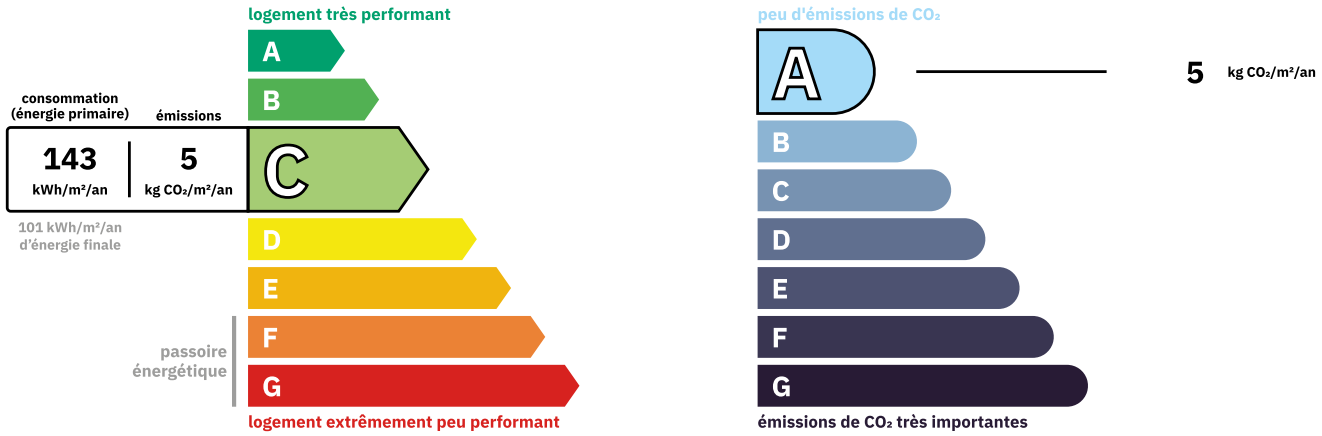
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 1500 € and 2090€ for 2023

NOTICE

Leggetts, their client and any joint agents give notice that:

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.

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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

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FILE COMPLETE AND PHOTOS ON REQUEST

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