LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



STONE PROVENÇAL FARMHOUSE WITH POOL, MATURE GROUNDS AND EXCEPTIONAL SETTING IN THE ENCLAVE DES PAPES, VAUCLUSE

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STONE PROVENÇAL FARMHOUSE WITH POOL, MATURE GROUNDS AND EXCEPTIONAL SETTING IN THE ENCLAVE DES PAPE...





PROPERTY FACT FILE

REFERENCE	A46362DMG84
PRICE	€ 515,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	3
ACCOMMODATION	175 m²
LAND	9780 m²
TOWN	Grillon
DEPARTMENT	
LOCATION	0-2KM to amenities
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Mains drainage, Well

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





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- Charm and character, well maintained
- Complete privacy without being isolated
- Stunning views over GRILLON and MONT VENTOUX
- Village with local amenities
- Just 4 km from the historic village of GRIGNAN

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Set within one hectare of mature, wooded grounds, this charming character property enjoys superb views over the village of Grillon and Mont Ventoux, in a peaceful, unspoilt setting with complete privacy. Offering approx. 175 sq m of living accommodation, the house comprises a sitting room with fireplace, a fully fitted kitchen, three







DESCRIPTION

The farmhouse is arranged in an L-shape and comprises an original section dating from 1900, complemented by a sympathetic extension completed in 2000.
The original part of the house is heated by electric radiators and an open fireplace, while the newer wing benefits from electric underfloor heating.
The property is connected to mains water and mains drainage. A private well supplies water for the garden irrigation system and the swimming pool.
The grounds extend to approximately one hectare, with around 3,000 sq m securely enclosed around the house. Beautifully planted with pine trees, oak trees and Mediterranean species, part of the land has been left as natural woodland, providing an attractive and unspoilt setting.

Accommodation
Ground Floor
Fully fitted kitchen opening directly onto the terrace – 16 sq m
Sitting room with fireplace opening onto the garden – 30 sq m
Guest WC with storage area – 2.9 sq m
Independent guest bedroom with en-suite shower room and WC, opening onto a covered terrace – 19 sq m

First Floor
Mezzanine – 15 sq m
Bedroom with fitted wardrobe – 15 sq m
Family bathroom with walk-in shower and WC – 8.7 sq m
Principal bedroom suite with en-suite shower room and WC – 34 sq m
Spacious study or 4th bedroom with the possibility of independent access – 25 sq m

Outbuildings : two cellars, double carport, garden shed by the pool, greenhouse, log store.

Situated in the heart of the Enclave des Papes, GRILLON is a sought-after Provençal villa...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A46362DMG84
COMPLETE FILE AND PHOTO ON REQUEST

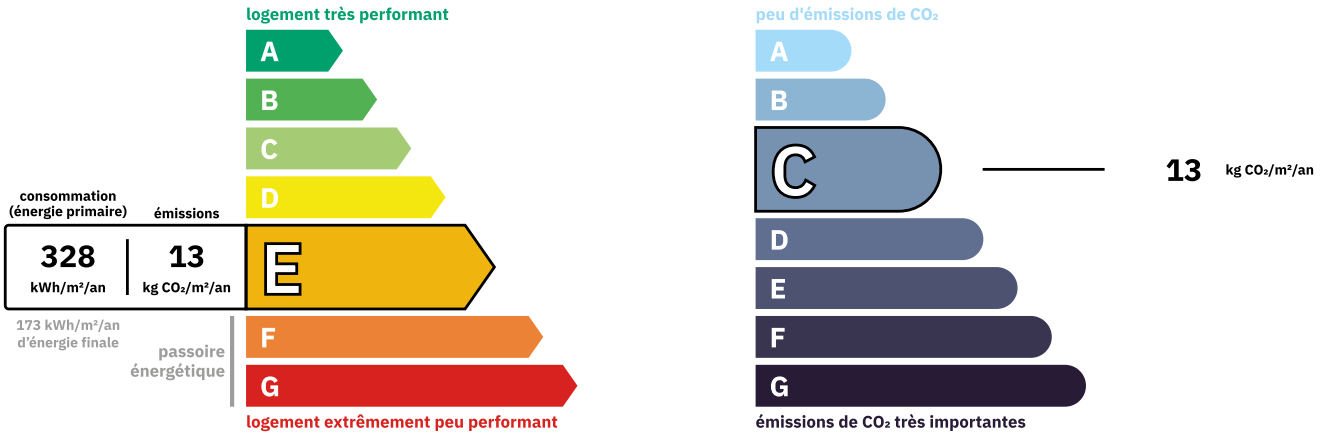
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 5430 € and 7400€ 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.

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

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FILE COMPLETE AND PHOTOS ON REQUEST

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