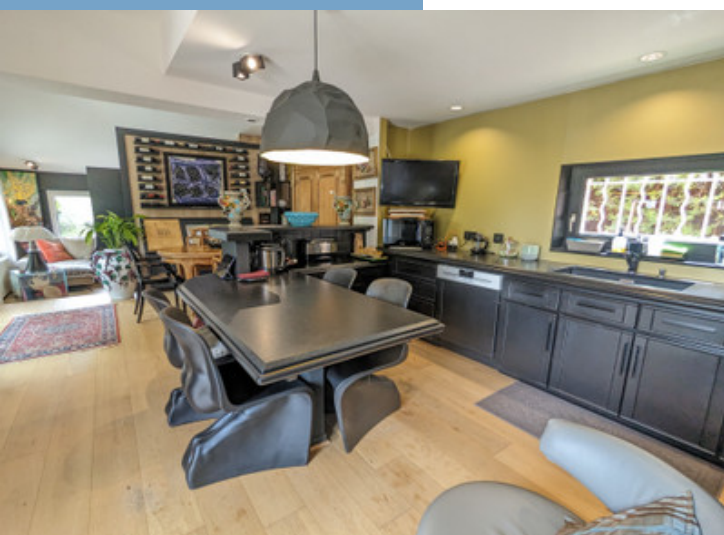




## 3-BEDROOM VILLA WITH PRIVATE SHOWER ROOM ON 932 M2 OF LAND WITH SWIMMING POOL IN THE HILLS ABOVE CAVAILLON

3-BEDROOM VILLA WITH  
PRIVATE SHOWER ROOM  
ON 932 M2 OF LAND  
WITH SWIMMING POOL IN  
THE HILLS ABOVE CAV...



| PROPERTY FACT FILE                                               |                                                            |
|------------------------------------------------------------------|------------------------------------------------------------|
| REFERENCE                                                        | A30309MYW84                                                |
| PRICE                                                            | € 625,000<br>£ 0*<br>*agency fees to be paid by the seller |
| BEDROOM                                                          | 3                                                          |
| BATHROOM                                                         | 2                                                          |
| ACCOMMODATION                                                    | 147 m²                                                     |
| LAND                                                             | 932 m²                                                     |
| TOWN                                                             | Cavaillon                                                  |
| DEPARTMENT                                                       |                                                            |
| LOCATION                                                         | Town property                                              |
| TYPE                                                             | Maison de Vacances, House, Villa                           |
| CONDITION                                                        | Good condition                                             |
| FEATURES                                                         | Swimming Pool, Mains Drains,<br>Garage                     |
| *Price based on current exchange rate which is subject to change |                                                            |



- Residential and highly sought-after area of Cavail
- 9 x 4 shell swimming pool on unoverlooked land
- 7 m2 air-conditioned wine cellar
- 3 bedrooms, each with its own bathroom/shower room
- 1 pool house with kitchen, lounge and terrace

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Ref : A30309MYW84

Exclusive offer for this R+1 Provencal villa on the heights of Cavaillon, in a highly residential, secure and quiet neighborhood. On a plot of over 900 m2, not overlooked but not isolated, fully fenced. This tastefully renovated, south-east-facing house offers 52 m2 of living space with 1 fitted and equipped kitchen, 1 dining room and 1 living

## DESCRIPTIF

This Provencal-style house, built in the 70s, is located in one of Cavaillon's most beautiful neighborhoods, on the Saint Jacques hill. It is heated by radiators fed by an oil-fired boiler (the burner is new), and this heating system is complemented by air-conditioning in almost every room. The north-facing walls are insulated from the outside. The house is controlled by a home automation system from the telephone, with numerous applications. The DPE rating is an E, but it would be enough to change the oil-fired boiler and replace it with a heat pump to improve the rating. It was a D before the law was changed in 2021, and the attic should be re-insulated, as there is glass wool, but it's only 15 cm. This house is very bright, with large bay windows and French windows in every room. There are 3 bedrooms, each with its own private bathroom or shower room, 2 of which have WCs. 2 of the bedrooms are on the ground floor and the 3rd is on the 1st floor. There's also an enclosed pool house with a lovely semi-equipped kitchen (Ixina brand) where you can also install a sofa bed to accommodate your guests. (The room measures 16 m2). The grounds are beautifully laid out on both sides and the property is very well maintained. The pool shell was renovated in 2020 (bill of almost €9,000), and an automatic sprinkler system that you can manage from your telephone completes the package. There are two garages on the property, one with a burglar-proof door and electric curtains. The pool



More Online :  
<https://leggettprestige.com/luxury-property-for-sale/view/A30309MYW84>

COMPLETE FILE AND PHOTO ON REQUEST

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

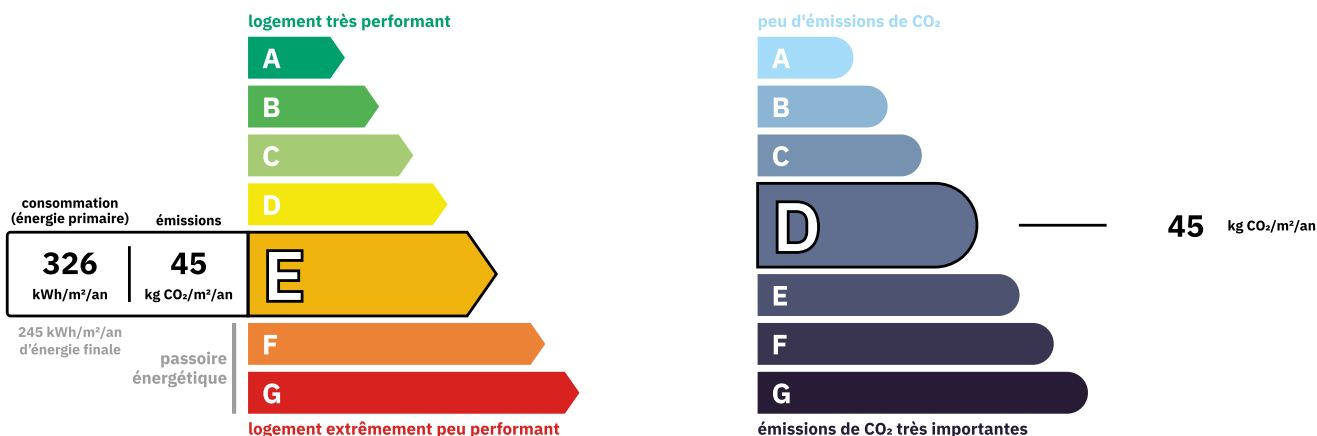
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

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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 **Energy consuming**  
Estimated annual energy costs  
between 4180 € and 5760€ for 2024

## 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.

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 : A30309MYW84  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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