LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL

154 SQ M ARCHITECT-DESIGNED HOUSE + 42 SQ M APARTMENT ON 3,580 SQ M OF LAND, SUITABLE FOR A POOL

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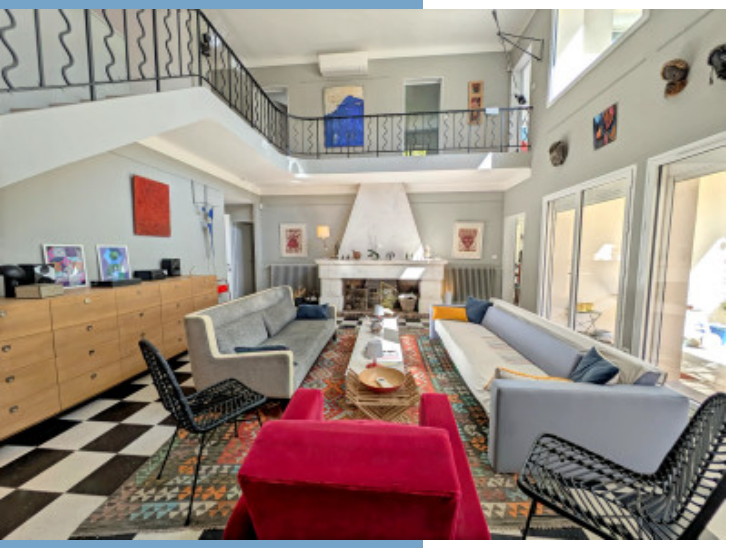

PROPERTY FACT FILE

REFERENCE	A47438JOB84
PRICE	€ 549,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	2
ACCOMMODATION	196 m²
LAND	3580 m²
TOWN	Avignon
DEPARTMENT	
LOCATION	Town property
TYPE	Maison, Family Home
CONDITION	
FEATURES	Mains drainage, Garage, Private parking

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

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Set within a lush green setting, this character property enjoys a privileged location, secluded from view yet within easy reach of the town centre, the TGV station and the main transport links.

Fully renovated in 2019, this architect-designed home dating from the

DESCRIPTION

A Self-Contained Apartment with Multiple Possibilities

Attached to the main house, this attractive, self-contained one-bedroom apartment of 41 m² benefits from its own private entrance. It comprises a living room, a fitted kitchen opening onto the garden with access to a terrace, a bedroom, a shower room with WC and a veranda.

Ideal for accommodating family and friends in complete independence, it could also be suitable for professional use or as a rental investment.

An opening between the two properties could be reinstated, allowing the spaces to be combined and the layout adapted to suit individual needs.

A Landscaped Park on the Edge of Town

Extending to approximately 3,580 m², the landscaped grounds offer a peaceful, leafy setting while remaining close to the town centre and its amenities.

Classified as agricultural land and designated as non-buildable, the grounds retain their natural character. Certain additions, such as a swimming pool, pool house or workshop, could be considered, subject to the necessary planning permissions.

The property benefits from two boreholes, one serving the house and the other the garden, together with an automatic irrigation system.

A garage suitable for a small car or two-wheeled vehicles, several secure parking spaces and an electric entrance gate complete the property.

Comfort and Features

Double-glazed windows, electric roller shutters, air conditioning in the living room and principal bedroom, gas-fired central heating with ...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A47438JOB84

COMPLETE FILE AND PHOTO ON REQUEST

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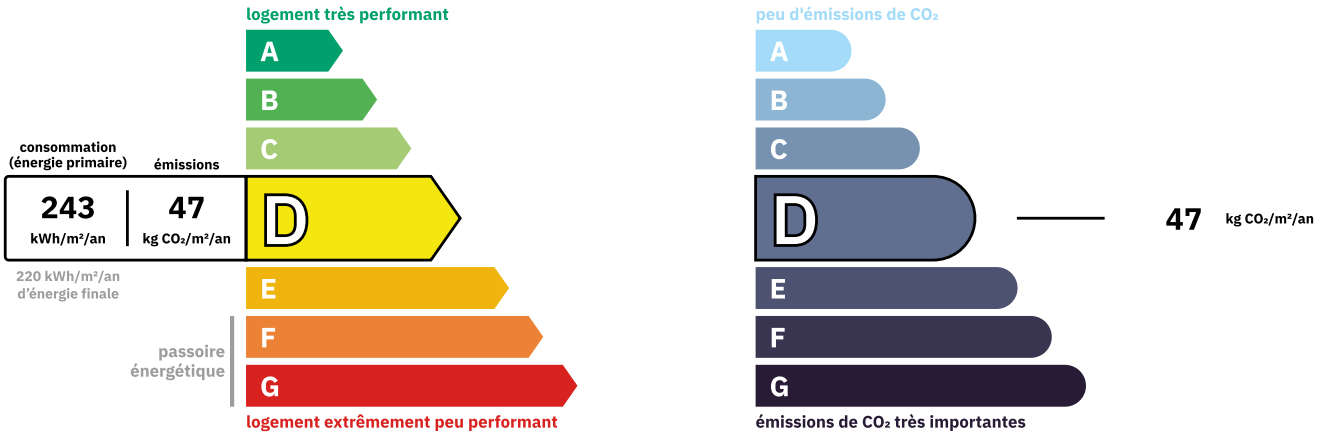
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 4000 € and 5500€ 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

Réf :A47438JOB84

FILE COMPLETE AND PHOTOS ON REQUEST

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