LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL

SÉGURET, PROVENCE - ENJOY AN ENDLESS SUMMER IN THIS LUXURY VILLA, SPACIOUS OPEN FLOORPLAN, POOL, VIEW, GARDEN

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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PROPERTY FACT FILE

REFERENCE	A32537EIB84
PRICE	€ 895,000 £ 0* *agency fees to be paid by the seller
BEDROOM	3
BATHROOM	2
ACCOMMODATION	171 m²
LAND	2117 m²
TOWN	Séguret
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Villa
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage

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

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- Stunning views of the Dentelles de Montmirail
- Single-level with bright, spacious rooms
- Swimming pool
- Large sunny terrace
- Large tiled and insulated garage space

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Discover this magnificent 171 m² single-level villa located in a sought-after area of Séguret, classified as one of France's most beautiful villages, offering an exceptional living environment with swimming pool, landscaped terraced garden, 3 bedrooms and breathtaking view of the Dentelles de Montmirail.

DESCRIPTIF

This contemporary luxury property, built in 2023, is perfect for year-round or vacation family living, with a spacious living room, modern kitchen, 3 sunny bedrooms, study, 2 bathrooms with top-of-the-range fittings and 2 separate WCs.

The living/dining/kitchen area opens onto the large terrace and inviting swimming pool, creating a harmonious continuity between interior and exterior, and benefits from a southern exposure that guarantees natural light throughout the day.

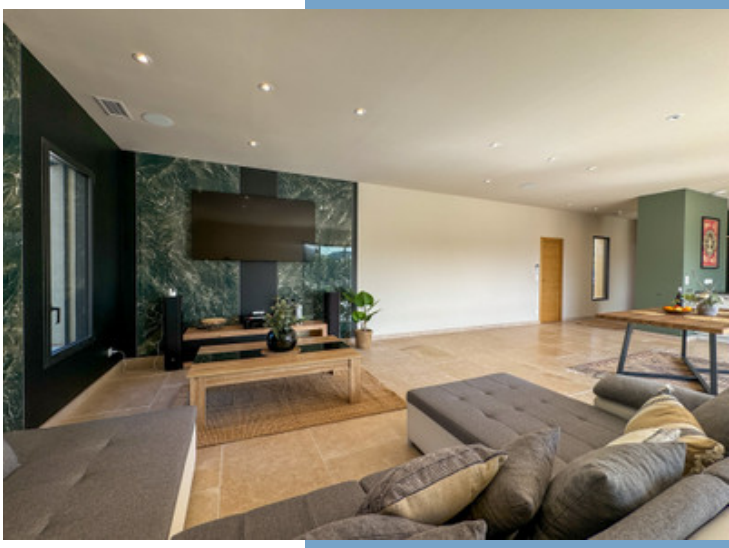
All rooms in this villa open onto the garden, with its remarkable views of the vineyards and olive groves of Séguret. The master suite features a dressing room and en-suite shower room. A second sleeping area comprises two spacious bedrooms and a shower room.

On the terrace side, enjoy summer days with friends and family around your convivial space equipped with a brazier.

The storeroom/laundry room provides access to the exterior yard and to the vast 35 m² garage with tiled floor and finished walls, which could be used as a home office, gym or other professional space.

With high-end materials such as wood, Egyptian stone floors, marble and travertine, this home stands out for its elegance and refinement. Its ideal location, close to the village of Séguret and the town center of Vaison-la-Romaine, makes it a perfect place to live for lovers of tranquility and comfort.

Fully equipped, this villa features air conditioning, a ducted heat pump, double-glazed aluminum windows and doors, adjustable suns



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A32537EIB84

COMPLETE FILE AND PHOTO ON REQUEST

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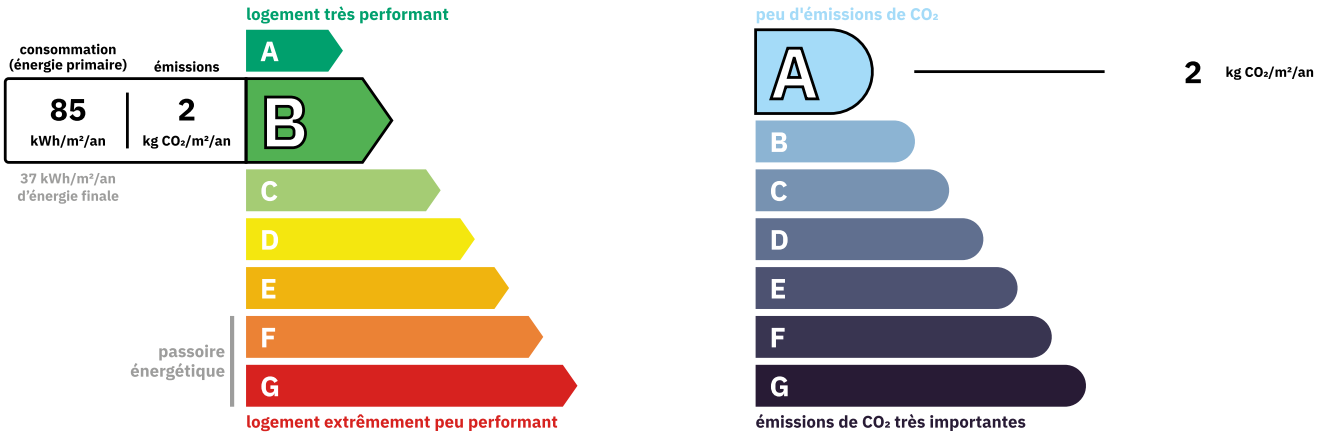
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Efficient
Estimated annual energy costs
between 830 € and 1170€ for 2021

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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