



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



| PROPERTY FACT FILE                                               |                                                            |
|------------------------------------------------------------------|------------------------------------------------------------|
| REFERENCE                                                        | A47438JOB84                                                |
| PRICE                                                            | € 549,000<br>£ 0*<br>*agency fees to be paid by the seller |
| BEDROOM                                                          | 4                                                          |
| BATHROOM                                                         | 2                                                          |
| ACCOMMODATION                                                    | 196 m <sup>2</sup>                                         |
| LAND                                                             | 3580 m <sup>2</sup>                                        |
| 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 m<sup>2</sup> 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 m<sup>2</sup>, 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.

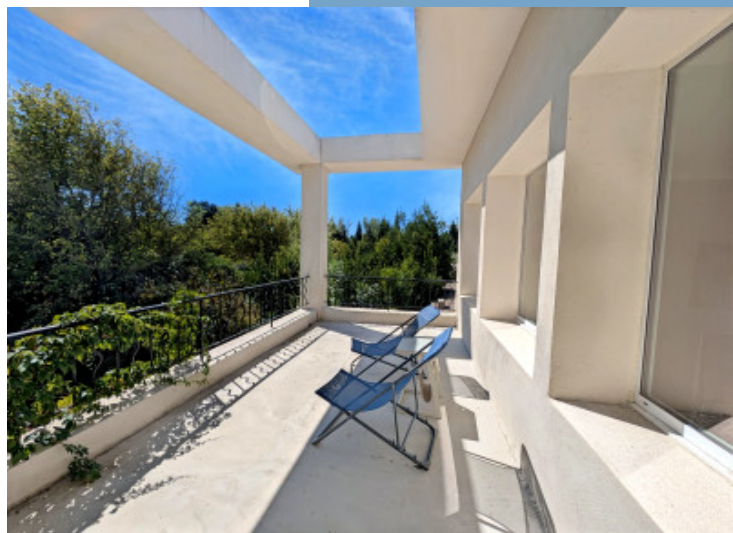
### Comfort and Features

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



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

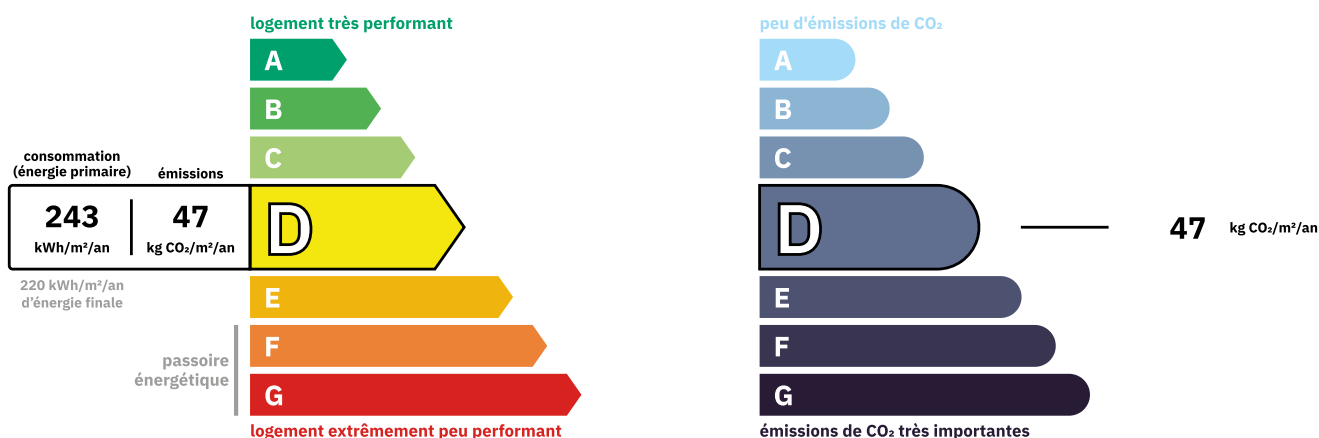
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## ENERGIE-DPE

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



Property **Poorly efficient**  
Estimated annual energy costs  
between 4000 € and 5500€ for 2023

## NOTICE

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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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