

VILLA 170 m LIVABLE ON 1311 M LAND WITH SWIMMING POOL

EXCLUSIVE



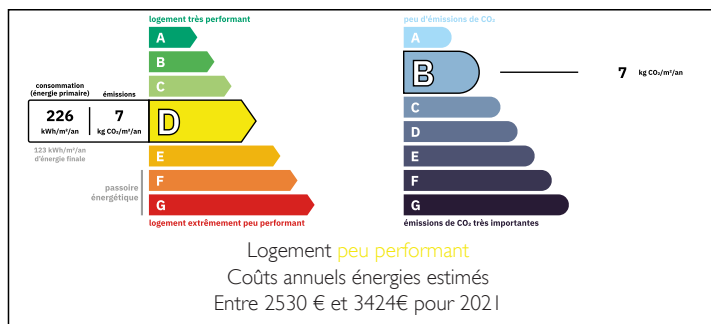
INFORMATION

Town:	Châteauneuf-de-Gadagne
Department:	Vaucluse
Bed:	4
Bath:	2
Floor:	170 m2
Plot Size:	1300 m2

IN BRIEF

Between Avignon and Isle-sur-la-Sorgue, this attractive, perfectly maintained villa offering 170 m² of living space is located in the commune of Châteauneuf-de-Gadagne, close to the village and all amenities. It comprises a beautiful living room with high ceilings and fireplace, and a separate fitted kitchen opening onto the bright dining room. Three bedrooms complete this property, including one with en-suite shower room opening onto a terrace, and a dressing room that could become a fourth bedroom. A bathroom with shower and bath, a large garage plus workshop and laundry room. The tranquil garden is planted with Mediterranean trees and features a tiled swimming pool, removable shelters and adjoining summer kitchen.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Property tax €1300

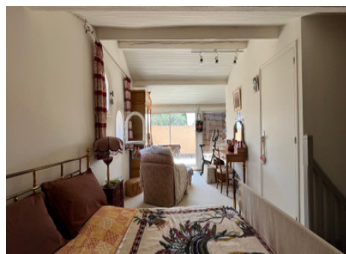
Carport

Water softener

Expo SUD

Air conditioning

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



LOCAL TAXES

Taxe foncière: 1300 EUR

Taxe habitation: EUR

NOTES