

Ref: A34929EIB84

Price: 305 000 EUR

agency fees to be paid by the seller

CAVAILLON - Bright & Spacious Family Home with Garden, Jacuzzi, Garage, and Outdoor Living Space



INFORMATION

Town: Cavaillon

Department: **Vaucluse**

5 Bed:

2 Bath:

Floor: 183 m²

Plot Size: 426 m2





IN BRIEF

Discover this beautifully maintained, sunlit family home, nestled in a peaceful residential neighborhood of Cavaillon.

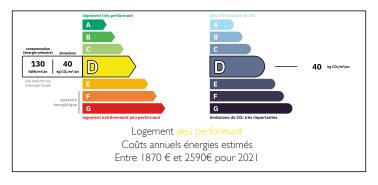








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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees. Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr





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LOCAL TAXES

Taxe foncière: 1876 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Step inside and you're welcomed by a generous open-plan living and dining area, complete with a cozy fireplace—perfect for gathering with family or friends. The updated eat-in kitchen is warm and inviting, with an adjacent pantry/laundry room offering extra storage and direct access to a 28 m² garage—great for parking, storage, or hobbies.

Upstairs, a large landing leads to five well-sized bedrooms—three facing south for maximum sunlight and two facing north—all with built-in closets. The family bathroom includes a separate WC, and one of the larger bedrooms features its own sink and vanity. Additional hallway storage keeps everything organized.

Outdoors, enjoy 426 m² of flat, grassy yard—ideal for kids, pets, or relaxing in the sun. The covered terrace with a summer BBQ area is perfect for entertaining, and the 8-person jacuzzi adds a touch of luxury for year-round relaxation.

There's off-street parking for two cars and a 7 m² shed for tools or extra storage. A private well makes garden maintenance easy and economical.

The home features oil heating, double-glazed windows and doors, electric shutters, and updated exterior insulation for year-round comfort.

Prime Location with Easy Access

- 2-minute walk to local shops
- 5-minute drive to downtown Cavaillon and train station
- 5 minutes to the A7 motorway
- I hour to Marseille Provence Airport

This move-in ready home offers space, comfort, and Provençal charm. Contact us today to schedule your visit—I'd be happy to show you around!

Information about risks to which this property is exposed is available on the Géorisques website :...

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