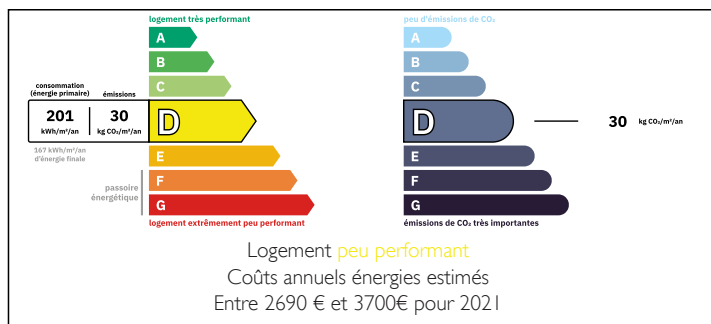


154 m property with open views, 1,530 m garden & separate T2 by the pool, in the heart of Provence

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Caumont-sur-Durance
Department:	Vaucluse
Bed:	4
Bath:	3
Floor:	154 m²
Plot Size:	1530 m²

IN BRIEF

Perched on a hillside, this superb property enjoys exceptional panoramic views over the village rooftops and the surrounding landscape.

With traditional style, it charms with generous volumes, a beautifully landscaped garden, and high-quality features.

The property offers 154 m² (approx. 1,660 sq. ft.) of living space set on a 1,530 m² (approx. 0.38 acre) plot planted with flowering gardens, fruit trees, olive trees...

It features an elegant 45 m² living area combining a lounge and dining room with a fireplace insert for a warm, inviting atmosphere. There are 4 comfortable bedrooms, 2 shower rooms, and a spacious mezzanine currently used as a relaxing lounge area and fitness room.

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

PRACTICAL INFORMATION

General Description

Located in one of the most sought-after residential areas of Caumont-sur-Durance, this elegant 154 m² villa is set on a fully enclosed and landscaped 1,530 m² plot, offering panoramic views over the village and surrounding countryside.

Layout

Ground Floor

- Spacious garage
- Utility/laundry room

First Floor

- Bright veranda
- Large 45 m² living area with an insert fireplace and a dining space
- Bespoke professional-grade kitchen
- 4 bedrooms
- 1 shower room
- Separate WC

Second Floor

- Mezzanine converted into a lounge and fitness area
- 1 additional bedroom
- 1 shower room with WC

LOCAL TAXES

Taxe foncière: 3033 EUR

Taxe habitation: EUR

NOTES

Outdoor Features

- Beautifully landscaped garden with olive trees, fruit trees, and a variety of shrubs
- 13 x 5 m swimming pool with winter protection system
- Independent pool house, currently used as guest accommodation for 4–6 people, offering privacy from the main house
- Wood-fired pizza oven near the pool house and pool area
- Two oak-beam double carports, custom-built by the Compagnons du Haut-Var (space for 4 large vehicles)
- Automated gate with video intercom
- Private borehole supplying water to the house,