

Ref: A36689JB26

Price: 185 000 EUR

agency fees to be paid by the seller

#### Pretty villa with views of Mont Ventoux – peaceful location in the heart of the Drôme Provençale



# INFORMATION

Town: Tulette

Department: Drôme

Bed: 2

Τ Bath:

Floor: 88 m2

Plot Size: 392 m<sup>2</sup>







#### IN BRIEF

This beautifully situated villa offers a tranquil haven in a quiet cul-de-sac, with magnificent open views of the iconic Mont Ventoux. Ideal for those seeking peaceful summer evenings with a glass of wine on the terrace, surrounded by serene landscapes.

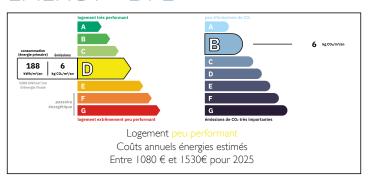








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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.





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## LOCAL TAXES

Taxe foncière: 472 EUR

Taxe habitation: EUR

## **NOTES**

## DESCRIPTION

Nestled in a lively village with all amenities within walking distance — including shops, cafes, and healthcare — the home is perfectly positioned for nature lovers. Enjoy breathtaking hikes and scenic drives throughout the stunning Drôme Provençale region.

Built with care in 1993, this well-maintained villa is set within a private, enclosed garden and features a spacious garage. A southeast-facing veranda with surrounding glass invites you to enjoy breakfast outdoors as early as spring. Inside, the home offers two generously sized bedrooms, a well-appointed bathroom, and an efficiently laid-out open kitchen, ensuring a high level of comfort.

The villa is discreetly located, with a large, open square in front and no direct views from neighboring homes. There's ample space in the garden for a jacuzzi, and both indoor and outdoor living can be savored in complete privacy and calm.

#### Property layout:

Living Room -25.6 m<sup>2</sup>, opening onto a terrace Veranda -18.5 m<sup>2</sup>, fully glazed for year-round enjoyment

Kitchen – 10 m², open-plan and practical

 $Hallway - 3.7 m^2$ 

Bathroom  $-4.7 \text{ m}^2$ , with shower, toilet, and sink

Bedroom  $1 - 16 \text{ m}^2$ , with built-in wardrobes

Bedroom  $2 - 12.5 \text{ m}^2$ , with wall closets

Garage  $-27.5 \text{ m}^2$ 

Whether you're looking for a full-time residence or a delightful second home, this well-located villa offers comfort, charm, and the beauty of Provence just outside your door.

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