

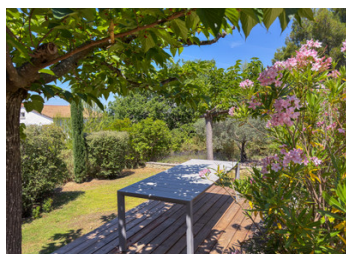
Beaumes-de-Venise, Provence - Charming Vacation Hideaway with Pool, Garden, and Panoramic Views

EXCLUSIVE



INFORMATION

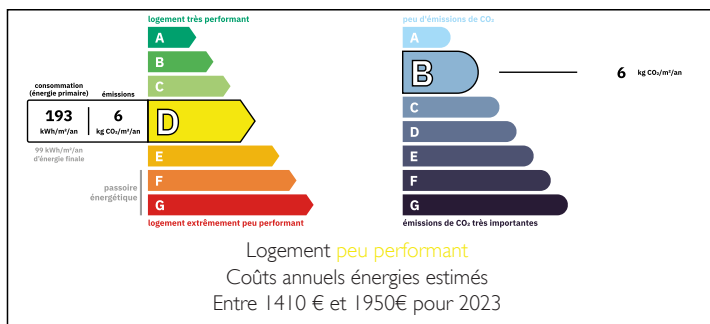
Town:	Beaumes-de-Venise
Department:	Vaucluse
Bed:	3
Bath:	2
Floor:	120 m2
Plot Size:	1234 m2



IN BRIEF

Tucked away in a peaceful corner of Beaumes-de-Venise, this charming 3-bedroom, 2-bathroom home offers privacy, comfort, and Provençal charm. With a tranquil garden of mature trees, olive trees, and lavender, the property features a private pool with pool house, garage, and covered parking. The interior features a renovated kitchen, a large dining/living room, a sunroom, and seamless indoor-outdoor living. One bedroom and bath are on the ground floor; upstairs, two more bedrooms (with shower room) offer panoramic views. Located just a short walk from shops, restaurants, and wineries, this home is an ideal second residence for those seeking a relaxed lifestyle in the South of France.

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.



LOCAL TAXES

Taxe foncière: 1716 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This delightful home is perfectly suited for use as either a primary residence or a holiday retreat. A bedroom and bathroom are conveniently located on the ground floor, offering easy everyday living. The spacious living and dining area features a wood-burning insert and opens onto both front and rear terraces. The fully renovated and equipped kitchen also opens directly onto the back terrace—ideal for entertaining or quiet outdoor meals.

Upstairs, you'll find two additional bedrooms and a shower room with WC, each offering beautiful panoramic views of the surrounding landscape.

Outside, the landscaped Provençal garden—complete with mature trees, olive trees, and lavender—ensures complete privacy. Several outdoor living spaces, including a sunroom, front terrace, and shaded seating areas, allow you to enjoy the region's climate all year round.

A private swimming pool with a pool house adds a resort-style touch, while a garage and covered parking offer practical convenience. A discreet garden shed behind the pool house provides additional storage for furniture and equipment.

The property is located just a few minutes' walk from the heart of Beaumes-de-Venise, a sought-after village known for its AOC wines, lively Provençal market, and vibrant year-round cultural scene. Nestled at the foot of the Dentelles de Montmirail, the village offers a unique blend of nature and heritage, with all amenities close at hand—shops, bakeries, restaurants, cafés, and renowned wineries.

You're also just a short drive from major historic destinations such as Orange, Avignon, and Uzès, as well as countless hiking and cycling trails.

Excellent...