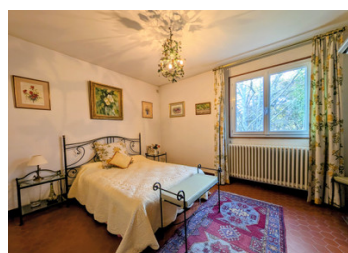
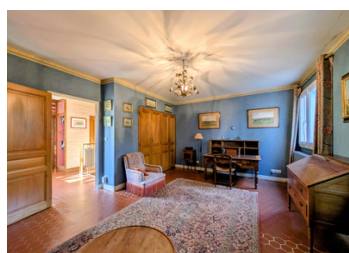
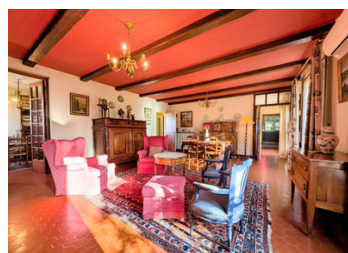
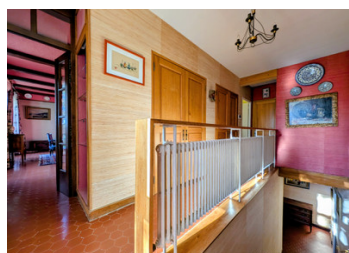
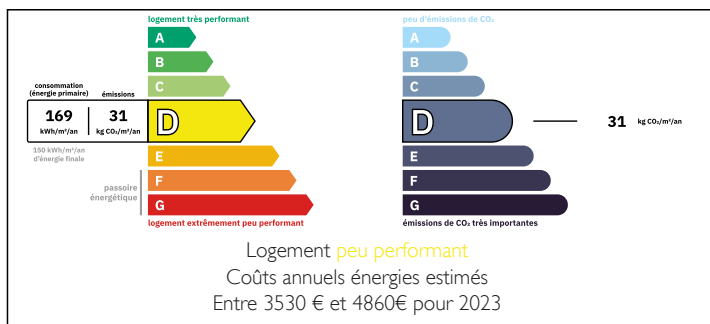


A large villa with main residence and flat on wooded grounds in a quiet neighbourhood in Vaucluse - Provence.



ENERGY - DPE



INFORMATION

Town:	Valréas
Department:	Vaucluse
Bed:	5
Bath:	3
Floor:	234 m2
Plot Size:	1381 m2

IN BRIEF

Character Family Villa with Generous Volumes and Versatile Layout

Located in the charming town of Valréas, this characterful family villa, built in 1966, offers approximately 234 sqm of living space set on a 1,381 sqm landscaped plot, suitable for the installation of a swimming pool. The property has been very well maintained over the years and still retains attractive architectural details typical of the 1960s/1970s, giving it a distinctive and authentic charm.

The main living area is situated on the first floor, where the house benefits from excellent natural light and generous proportions. This level features a spacious 36.5 sqm living room, a dining room, a separate kitchen, several bedrooms and bathrooms, creating a comfortable and welcoming living environment.

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

In total, the villa offers 5 bedrooms and 3 bathrooms, providing ample space for a large family or for flexible use as home offices, guest rooms or hobby spaces.

The layout on the ground floor offers outstanding flexibility and is ideal for rental income, guest accommodation, multi-generational living or a home-based professional activity. The property benefits from two separate street entrances, further enhancing its versatility.

Outside, a pleasant terrace of approximately 13 sqm extends the living space and overlooks a beautifully maintained, tree-lined garden, offering a peaceful and green setting.

The house is equipped with PVC double-glazed windows and electric roller shutters, ensuring good insulation and everyday comfort. A private borehole is an additional and practical asset.

Built to a good standard, this villa combines character, generous volumes and strong potential, making it an ideal property for buyers seeking a spacious and adaptable home in a pleasant Provençal environment, whether as a main residence, second home or investment opportunity.

LOCAL TAXES

Taxe foncière: 2382 EUR

Taxe habitation: EUR

NOTES

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