

A Home Designed for Easy Provençal Living, with indoor swimming pool, véranda and terrace with pergola



## INFORMATION

Town:	Vinsobres
Department:	Drôme
Bed:	2
Bath:	1
Floor:	124 m2
Plot Size:	630 m2



## IN BRIEF

At a Glance – Fall in Love with Provence

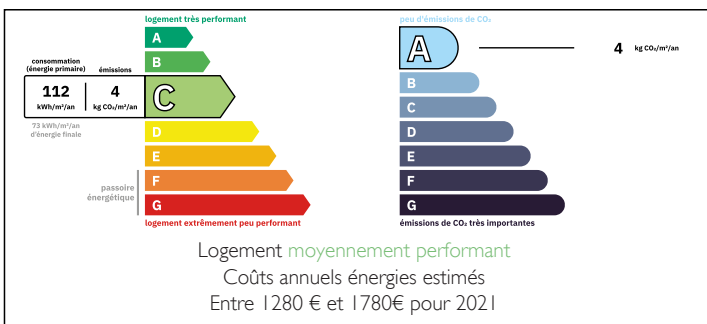
In the heart of the charming village of Vinsobres, just a short stroll from local shops, this south-facing single-level villa invites you to embrace the relaxed lifestyle of Provence.



- Single-storey villa 1,335 sq ft–South-facing
- Enclosed 6,780 sq ft easy-care garden
- Indoor swimming pool (with motorised opening) and heated, swimming all year round
- Bright and spacious living area with pellet stove
- Light-filled conservatory
- 2 bedrooms + 1 dressing + 1 office space
- Modern, energy-efficient features (solar panels, reversible air conditioning...)
- High-end bioclimatic pergola
- Shops within walking distance
- Move-in ready – just unpack your suitcases



## ENERGY - DPE



Immaculately presented and requiring no work, this

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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.



## DESCRIPTION

From the moment you step inside, you'll feel the warm and welcoming atmosphere. The generous 44.5 m<sup>2</sup> (480 sq ft) living area is bright and inviting, centred around a cosy lounge and dining space with a pellet stove – perfect for comfortable winter evenings. A sun-drenched conservatory extends the living space beautifully, creating a peaceful retreat to enjoy throughout the seasons.

The semi-open, fully fitted and equipped kitchen is complemented by a practical utility room, making everyday living effortless and well organised.

The villa offers two comfortable bedrooms, one with its own shower and washbasin, a dressing room that can easily serve as a child's bedroom, a family shower room and a separate WC. An office space with WC and direct access to the pool area provides flexibility – ideal as a guest room, home office or creative studio. A fully equipped laundry room and a spacious 20 m<sup>2</sup> (215 sq ft) cellar provide valuable additional storage.

Outside, the charm continues. The fully enclosed 630 m<sup>2</sup> garden is designed for easy maintenance, allowing you to fully enjoy the sunshine without the burden of heavy upkeep. The covered swimming pool, fitted with a motorised high enclosure heated by a heat pump, ensures swimming pleasure all year round. The high-end bioclimatic pergola, with lateral weather protection, creates an elegant and comfortable outdoor living space for dining and relaxing.

Modern, energy-efficient features include photovoltaic solar panels with resale contract, solar water heating, three reversible air-conditioning units, double...

## LOCAL TAXES

**Taxe foncière: 1083 EUR**

**Taxe habitation: EUR**

## NOTES