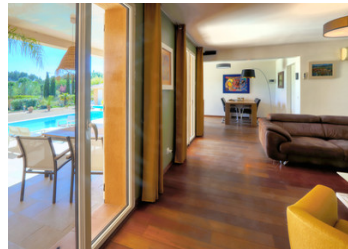


MERINDOL, PROVENCE - Your dream property: Stunning single storey with 4 beds, pool and garden. A must see!

EXCLUSIVE



## INFORMATION

Town:	Mérindol
Department:	Vaucluse
Bed:	4
Bath:	1
Floor:	147 m2
Plot Size:	2282 m2

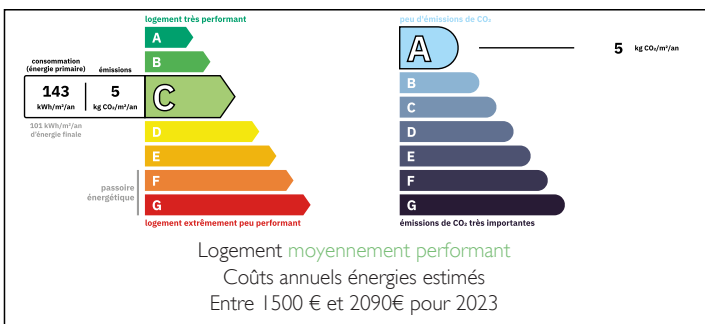
## IN BRIEF

Close to the lovely village of Mérindol, discover this magnificent single-storey home, filled with natural light and set in a peaceful environment just a short walk from a charming Provençal village. South-facing, it boasts generous volumes centered around the pool. The property was fully renovated and extended in 2010.

The true highlight is its spectacular layout around a lovely swimming pool, offering superb outdoor living with multiple terraces and a shaded pool house. All rooms on the south and west sides open directly onto the pool and garden.

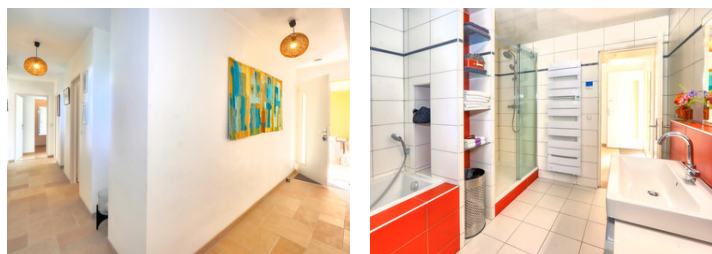
The house features a large living room with dining area and study, as well as a spacious fully equipped kitchen. The other wing offers 4 bedrooms. In the centre, a bathroom (bath, shower, basin, WC) and a separate WC.

## 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.



## DESCRIPTION

Surface areas: Living area:

Entrance: 2.6 m<sup>2</sup>

Living room: 25 m<sup>2</sup>

Dining room: 11 m<sup>2</sup>

Study: 3.6 m<sup>2</sup>

Kitchen: (to be confirmed)

Utility room: 6 m<sup>2</sup>

WC: 1 m<sup>2</sup>

Sleeping area:

Bedroom 1: 11.4 m<sup>2</sup>

Bedroom 2: 10.4 m<sup>2</sup>

Bedroom 3: 10.7 m<sup>2</sup>

Bedroom 4: 13 m<sup>2</sup> with dressing room (3.4 m<sup>2</sup>)

Outdoor / additional spaces:

Pool house: 13.5 m<sup>2</sup>

Technical room: 7 m<sup>2</sup>

## LOCAL TAXES

**Taxe foncière: 2184 EUR**

**Taxe habitation: EUR**

## NOTES

In Mérindol, a charming Provençal village at the foot of the Luberon, overlooking the Durance valley with beautiful views stretching to the Alpilles, you will find a peaceful setting.

This authentic village of around 2,000 inhabitants offers local amenities (grocery shop, butcher, biscuit maker, wine cellar, several restaurants) and a pleasant village life, with a town hall, post office, school, nursery, medical centre and pharmacy. A weekly Provençal market adds to its friendly atmosphere.

Part of the Luberon Regional Natural Park, Mérindol enjoys an exceptional natural environment with numerous hiking trails, including the Régalon gorges and the heights of old Mérindol, offering remarkable views. The Bird Protection League (LPO) has also created a lovely walking trail leading to a birdwatching hide along the Durance.

For sports enthusiasts, there are cycling routes and walking trails, while the Pont Royal Golf Course is just 10 minutes away.