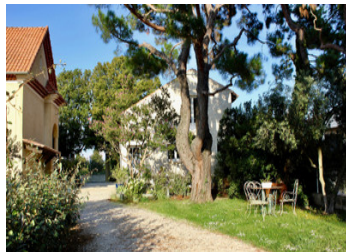


Beautifully restored house with pool, guest house, apartment, garage and glorious gardens amongst the vines.



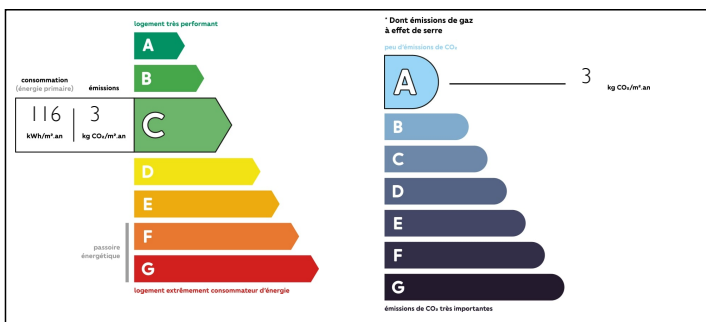
## INFORMATION

Town:	Violès
Department:	Vaucluse
Bed:	8
Bath:	7
Floor:	472 m2
Plot Size:	5763 m2

## IN BRIEF

NEW - 35 minutes from Avignon and its TGV train station. This marvellous 472 m<sup>2</sup> residence awaits you on your way to the most beautiful listed villages in the Lubéron. Ideally located in the midst of the vineyards, this recently restored property boasts some very fine features. Magnificent shaded terraces and private garden suites, a bowling green, ample parking, grassed areas and a splendid swimming pool with underwater decking await you for moments of relaxation in the heart of Provence. The comfortably equipped, fully air-conditioned 19th-century building opens the doors to its 7 suites, a perfect blend of authenticity, refinement and sobriety. This corner of paradise is a real invitation to relax that is sure to win you over. An ideal property for a bed and breakfast or furnished holiday rental business. Possibility of selling the business in addition to the furniture and equipment: please contact us.

## 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: 2992 EUR**

## NOTES

## DESCRIPTION

First building :

59 m<sup>2</sup> living room with dining room + 25 m<sup>2</sup> kitchen  
Shower room and WC with PRM access

Suite 1: 25 m<sup>2</sup> bedroom and 7 m<sup>2</sup> shower room,  
independent terrace.

Separate flat with 32 m<sup>2</sup> lounge, 17 m<sup>2</sup> study and 5  
m<sup>2</sup> storage space.

First floor: 1 bedroom of 41 m<sup>2</sup> with shower room  
and WC, a bedroom of 28 m<sup>2</sup> with shower room  
and WC, a bedroom of 21 m<sup>2</sup> and a fourth  
bedroom of 17 m<sup>2</sup> with shower room and WC.

Main house: 33 m<sup>2</sup> living room with 7 m<sup>2</sup> kitchen, 17  
m<sup>2</sup> hallway. Suite with 15 m<sup>2</sup> bedroom and 4 m<sup>2</sup>  
shower room, second 19 m<sup>2</sup> suite.

Independent studio: Living room 11 m<sup>2</sup>, bedroom 15  
m<sup>2</sup>, shower room 8 m<sup>2</sup>, WC and utility room 18 m<sup>2</sup>.

Cellar 120 m<sup>2</sup>.

38 m<sup>2</sup> garage

Room to be finished 37 m<sup>2</sup>

Parking for 7 vehicles with electric charging point

All plumbing, electricity and insulation new

Fully air-conditioned

Swimming pool and spa

125 m<sup>2</sup> exotic wood terrace around the swimming  
pool

Many other photos available, just ask!

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