

Robion: R+I Provençal-style villa with traditional pool and pool house, and independent studio

EXCLUSIVE



INFORMATION

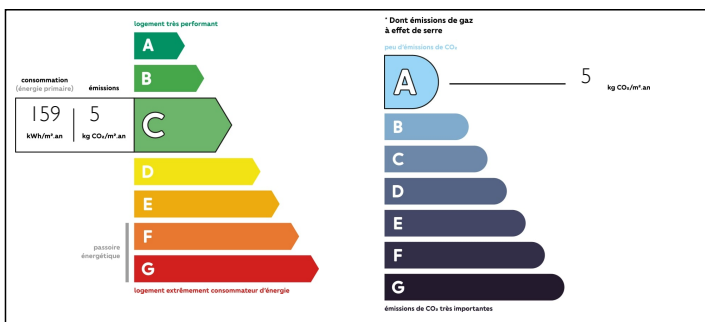
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| Town: | Robion |
| Department: | Vaucluse |
| Bed: | 4 |
| Bath: | 3 |
| Floor: | 159 m2 |
| Plot Size: | 1002 m2 |

IN BRIEF

Exclusively in the village of Robion, LEGGETT International offers this 159 m2, 1-storey house with a 36 m2 independent studio on a 1002 m2 plot of land. This well-built house is ideally located in a non-isolated residential area. On the first floor, you'll find a 13.70 m2 oak Provençal kitchen opening onto a 52 m2 living room with its beautiful beamed ceiling. The whole deserves to be whitewashed to brighten up the room. You'll also find a laundry room, an 11.34 m bedroom, a bathroom and a toilet. Upstairs, a staircase leads from the living room to two further bedrooms (14.64 and 10.46 m2) and a bathroom with shower, bath and WC. An independent, fully renovated 36 m2 studio can be used for seasonal rental, or to accommodate a parent or child, depending on your personal plans. A beautiful 5 x 10 swimming pool with pool house, barbecue, shower and...



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: 2200 EUR

NOTES

DESCRIPTION

Ground floor of main house:

Bedroom 1 = 11.34 m² (3.27 x 3.01) including 2 closets of 0.51 x 1.47 = 0.75

Bathroom = 4.46 m² (1.48 x 1.99 = 2.95) + (1.50 x 1.01 = 1.52)

Living room = 52.17 m² (10.17 x 5.13)

Kitchen = 13.69 m² (3.17 x 4.32)

Laundry = 6 m² (2 x 3)

TOTAL GROUND FLOOR MAIN HOUSING
89.03 m²

1ST FLOOR MAIN HOUSE :

Bedroom 2 with closet = 14.64 m² (2.81 x 4.71 + closet 2.81 x 0.50)

Bedroom 3 with closet = 10.46 m² (2.93 x 3.07 = 8.99 + closet 0.50 x 2.93)

Bathroom with WC = 8.71 m² (3.91 x 1.97 = 7.70) + (0.81 x 1.24 = 1)

S/TOTAL 1st FLOOR 33.81 m²

INDEPENDENT STUDIO ON R+1

Kitchen/living room = 20.78 m² (3.10 x 5 = 15.50) + (1.82 x 2.90 = 5.28)

Bathroom = 3.19 m² (1.66 x 1.92)

WC = 0.87 m² (0.84 x 1.03)

Mezzanine bedroom on 1st floor = 11.66 m² (3.76 x 3.10)

TOTAL STUDIO 36.49 m²

POOL HOUSE = 3.58 x 4.49 = 16.07 m²

WC SHOWER with window = 1.15 x 3.20 = 3.68 m²

UNCOVERED TERRACE = 2.24 x 4.75 = 10.64 m²

COVERED TERRACE (FRONT LIVING ROOM = 1.73 x 6.69 = 11.57 m²

IRON SHED = 1.65 x 3 = 4.95 m²

IRON CABIN = 3.31 x 3.69 = 12.21 m²

TOTAL MAIN HOUSE = 122.84 m²

TOTAL INDEPENDENT STUDIO = 36.49 m²

TOTAL HOUSE + STUDIO = 159.32 m²

ANNEXES (POOL HOUSE AND SHOWER/WC)