

Town house to renovate, 56m² living space plus 18m² conversion space on 2 levels, 37m² cellar on ground floor.

EXCLUSIVE



INFORMATION

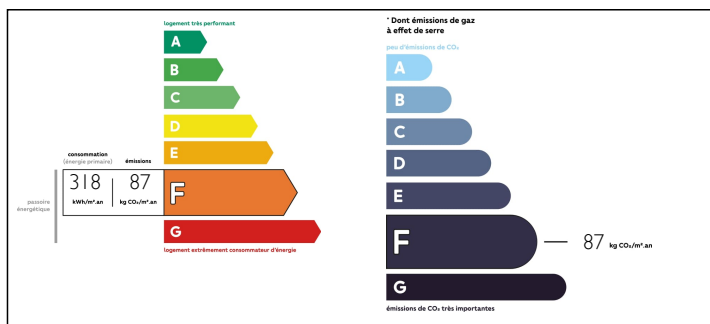
| | |
|-------------|-------------------|
| Town: | Valréas |
| Department: | Vaucluse |
| Bed: | 2 |
| Bath: | 0 |
| Floor: | 56 m ² |
| Plot Size: | 0 m ² |

IN BRIEF

Town house a stone's throw from the shops, in a quiet, well-kept neighbourhood. Great renovation project for a young couple or retired people for permanent living or as a pied-à-terre.



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

The entrance to the house leads to a large 37 m² basement, which could be converted into a garage, workshop or living room.

The oil tank should be replaced by a heat pump, for example.

On the first floor, there is a living room/kitchen and a large bedroom with a total surface area of 35 m². On this floor, the living room could be converted into a kitchen.

On the second floor, the 14 m² corridor has a corner where a shower room could be installed. There are two other rooms, a 10 m² bedroom and an 18 m² attic that could be converted into a bedroom.

There is a small attic under the roof.

The house is situated in a quiet street in the centre of Valréas.

The commune is located in the Vaucluse department in the Provence-Alpes-Côte d'Azur region at an average altitude of 245 metres, in the Mediterranean climate zone (110 km from the Mediterranean as the crow flies).

Valréas lies 15 km west of Nyons, 34 km north-east of Orange, 37 km south-east of Montélimar, 45 km north of Carpentras and 66 km north-east of Avignon.

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

NOTES