

Exceptional ! Contemporary 5-room Mas de ville 147m on 430m of enclosed land planted with trees in Avignon

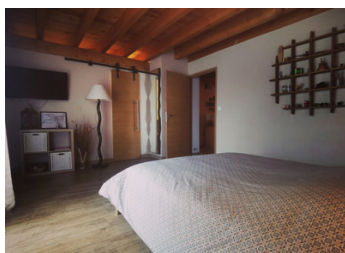


## INFORMATION

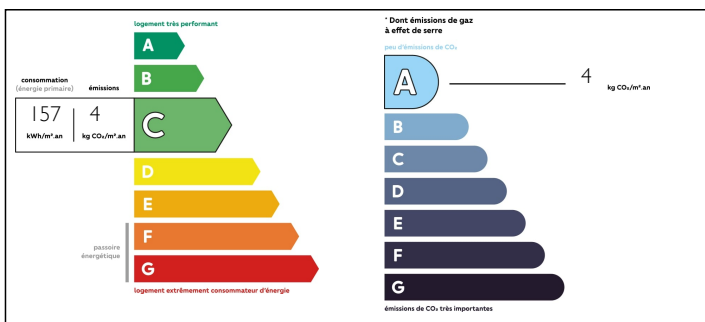
Town:	Avignon
Department:	Vaucluse
Bed:	3
Bath:	1
Floor:	147 m2
Plot Size:	430 m2

## IN BRIEF

Exceptional! This architectural gem offers 147 m<sup>2</sup> of living space, combining elegance, functionality and comfort while retaining the character of the original. It features a bright and spacious 60 m<sup>2</sup> living area, including a modern kitchen with central island, and a warm and friendly living room. Upstairs, the property features three comfortable bedrooms, with two dressing areas and reversible air conditioning, and a large bathroom with double washbasin, bath and Italian shower. Just above, a 40 m<sup>2</sup> convertible attic offers the possibility of adding a personal touch, with the potential for further extension. Outside, in front of the living room, a pleasant south-facing 35 m<sup>2</sup> stone terrace with wrought-iron pergola. The 45 m<sup>2</sup> garage offers the possibility of creating an extension, all on 430 m<sup>2</sup> of enclosed, wooded grounds suitable for swimming pools.

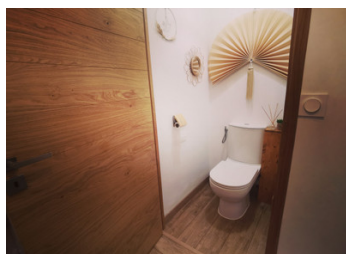
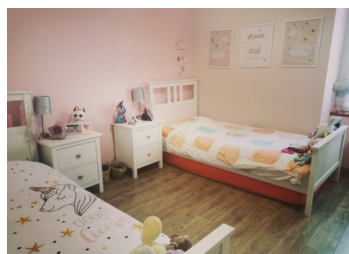


## ENERGY - DPE



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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

This townhouse with its designer interior is ideally located close to schools, shops and transport. Attention to detail and high-end finishes are reflected in every room, including a pellet-burning fireplace and a wrought-iron staircase custom-made by a craftsman, adding a touch of authenticity and refinement.

Functionality is the order of the day, with a cleverly designed laundry chute leading from the upstairs to the utility room, simplifying daily tasks.

Adjoining the kitchen is a vast utility room with a beautiful sink, space for a washing machine, tumble dryer and storage space.

Upstairs, the two dressing rooms have been designed to optimize storage space, and the reversible air-conditioning provides optimum comfort in all seasons.

The 40 m<sup>2</sup> attic space, used as a games room, can be converted and offers the possibility of adding a personal touch, with the potential for expansion. Similarly, the 45 m<sup>2</sup> garage offers the possibility of creating an extension, adding a beautiful additional room to this already generous space.

The 430 m<sup>2</sup> fenced and wooded grounds are suitable for a swimming pool.

Featuring top-of-the-range amenities, this mas is an invitation to discover an exceptional way of life.

A unique opportunity to live in a comfortable environment, yet close to all amenities.

## LOCAL TAXES

**Taxe foncière: 1505 EUR**

## NOTES

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