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## Beautiful character property in the heart of Grand Avignon

Sorgues , **Vaucluse** , **Provence-Alpes-Cote-d'Azur**



# €1,291,500

inc. of agency fees

8 Beds   5 Baths   400 sqm   6800 sqm

Meticulously restored estate farmhouse with 5 bedrooms, a large guest house, outbuildings, and a pool nestled within a picturesque wooded park in the Vaucluse.

### At a Glance

<b>Reference</b>	MFH-JCB17	<b>Near to</b>	Avignon	<b>Price</b>	€1,291,500
<b>Bed</b>	8	<b>Bath</b>	5	<b>Hab.Space</b>	400 sqm
<b>Land</b>	6800 sqm	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

This magnificent property is situated amidst a sprawling 6800 sq.m wooded park with a picturesque south-facing orientation.

The main house, originally a farmhouse, spans three levels and boasts 300 sq.m of living space. The ground

floor features spacious living areas, including a well-appointed kitchen, a dining room, and multiple lounges. The farmhouse comprises five bedrooms, five bathrooms, an office, and a laundry room.

Additionally, the property includes a charming 100 sq.m independent house with two bedrooms, a modern kitchen, two shower rooms, and a delightful lounge/veranda area that offers scenic views of the park. There are numerous outbuildings, a large swimming pool, and a pool house to complement this exceptional property.

Painstakingly restored with meticulous attention to detail, this estate presents many possibilities...

## Environment & Surroundings

Near Airport/Ferries?	✓
Near to Shops?	✓
Public Transport?	✓
Near to a Golf Course?	✓

## And Before You Ask

Exposure:	South
Condition:	Ready to move in
Heating System:	Electric radiators
Reason for selling:	Property too big / small
Currently lived in:	Yes
Condition of Roof:	Good condition
Property Tax:	€4000.00

## Summary

Property type:	House
Bedrooms:	8
New Home?	No
Bathrooms	5
Price	€1,291,500

## Key Information

Year Built:	1900
Internal Area:	400 sqm
Land Area:	6800 sqm
Floor:	3
How many Outbuildings:	4
Number of Fireplaces:	3
Has a Wine Cellar	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Pool House?	Yes
Has Air Conditioning?	Yes
Has ADSL/Broadband?	Yes
Has Satellite TV	Yes
Has Alarm	Yes

**Location: Provence-Alpes-Cote-d'Azur**



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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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