

[Click to view MFH-PROL362](#)

House with building land and potential for sale in Provence

Caromb , Vaucluse , Provence-Alpes-Cote-d'Azur



€416,000

inc. of agency fees

3 Beds 2 Baths 170 sqm 2670 sqm

This spacious traditional house, located in a peaceful area of Provence, offers a large garden with a pool, outbuildings and has potential for renovation and extension. **JUST REDUCED!**

At a Glance

Reference	MFH-PROL362	Near to	Avignon	Price	€416,000
Bed	3	Bath	2	Hab.Space	170 sqm
Land	2670 sqm	Pool	Yes	Land Tax	N/A

Property Description

Located in a tranquil area of the Vaucluse, just 4-minute walk from the nearest amenities, this house dates back to 1980 and requires renovation.

The property offers approximately 170 sq.m of living space; the entrance features a shaded terrace and a hallway. The kitchen has direct access to the terrace, and there is also a storeroom. The open living space is 74 sq.m and includes a dining room with a fireplace, an office, and a living room with a skylight and direct

access to the terrace and garden. There is a bedroom with a dressing room, a bathroom, and a toilet on the ground floor.

Upstairs, there is a landing with a cupboard, one bedroom, and useful space in the attic including a bedroom with a shower room and a toilet. The enclosed, wooded land measures 2670 sq.m and includes a swimming pool with beaches, a bar area, a covered terrace, a changing room area, and a toilet. Additionally, there are outbuildings such as a garage, laundry room, workshop, and another garage. The land is buildable, and there is a possibility of extending and developing garages.

The property has access to town water, mains drainage, and heat pump air conditioning. There is the option to connect to canal water, and the pool is equipped with a solar roller shutter for protection. Renovation work needs to be planned.

Environment & Surroundings

Near to Shops?	✓
Near to Schools?	✓
Public Transport?	✓
Near to a Golf Course?	✓
Mountain View?	✓

And Before You Ask

Exposure:	South
Heating System:	Heat storage stove/cooker
Drainage:	Connected to mains town system

Summary

Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€416,000

Key Information

Year Built:	1982
Internal Area:	170 sqm
Land Area:	2670 sqm
Floor:	1
How many Outbuildings:	3
Number of Fireplaces:	1
Has a Wine Cellar	Yes
Has Attic Space:	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 Satellite TV	Yes
Has Alarm	Yes

Location: Provence-Alpes-Cote-d'Azur



Gallery





As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

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.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates