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## House with building land for sale in Provence

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



# €460,000

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 swimming pool, outbuildings and has potential for renovation and extension.

### At a Glance

<b>Reference</b>	MFH-PROL362	<b>Near to</b>	Avignon	<b>Price</b>	€460,000
<b>Bed</b>	3	<b>Bath</b>	2	<b>Hab.Space</b>	170 sqm
<b>Land</b>	2670 sqm	<b>Pool</b>	Yes	<b>Land Tax</b>	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	€460,000

## 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**



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**C. BAUER – Sunday Times**

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