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## Countryside house with a pool and view for sale in Provence

Gordes , Vacluse , Provence-Alpes-Cote-d'Azur



# €1,600,000

inc. of agency fees

7 Beds    6 Baths    389 sqm    1.3 ha

Charming and spacious renovated Provence countryside property set on a large plot with a pool and lovely views located between Gordes and L'Isle sur la Sorgue in Vacluse. **JUST REDUCED!**

### At a Glance

<b>Reference</b>	MFH-PROL347	<b>Near to</b>	Avignon	<b>Price</b>	€1,600,000
<b>Bed</b>	7	<b>Bath</b>	6	<b>Hab.Space</b>	389 sqm
<b>Land</b>	1.3 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

In the countryside between Gordes and L'Isle sur la Sorgue sheltered from prying eyes, charming property in the heart of a fully enclosed park of 1.3 hectares with a view of the Luberon.

The property offering about 389 sqm of living space was built in the 1970's, it was renovated in 2008. The large swimming pool (11m long and 1.60 deep) secured by a curtain is salt, the coating in resin. Vast beach.

The 19 sq.m pool house includes a sink, toilet, shower and storage room for the equipment. The fence on the entrance side is in dry stone. There's also a *pétanque* court and a furnished wooden cabin.

## THE ACCOMMODATION

### On the ground floor

- Entrance with cupboard 7.15 sq.m and storage area 14.66 sq.m
- Fitted and equipped kitchen (Lacanche cooker ) 29.66 sq.m with direct access to covered terrace 47.50 sq.m
- Dining room 29.44 sq.m with direct access to covered terrace
- Scullery with cupboard 19.95 sq.m
- Cellar ( water softener, hot water tank ) 4.95 sq.m
- Fireplace lounge with large wrought iron bay windows 78.37 sq.m with view of the garden and the Luberon
- Office 12.94 sq.m
- library with terrace, wc with sink 2.18 sq.m

### UP half a level

- Landing 8.63 sq.m
- 1 bedroom 13.85 sq.m with 2 windows, shower room 3.70 sq.m
- 1 children's bedroom 12.54 sq.m

### On the first floor

- Landing 1.40 sq.m; 1 bedroom with cupboards 24.84 sq.m; terrace access
- Bathroom 12.82 sq.m; shower, spa bath, washbasin,wc
- 1 bedroom 18.25 sq.m; with cupboards, shower room 6.10 sq.m
- Games room 24.52 sq.m with garden access
- Bathroom 4.69 sq.m with sink, bath, wc

## ADDITIONAL INFORMATION

- Town water
- Drilling Watering system (for garden)
- Gas central heating
- Swimming pool with a large beach (11m X 5.50m)
- Pool house
- Carport
- Covered terrace 47 sqm
- 6 bedrooms / office / 3 bathrooms / 3 shower rooms / 7 toilets

- Possibility for an apartment on the ground floor
- Just 12 minutes from Gordes with all amenities

## Environment & Surroundings

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

## And Before You Ask

Exposure:	South
Condition:	Good general condition
Heating System:	Central heating (oil)
Reason for selling:	Familial reasons
Condition of Roof:	Good condition
Drainage:	Septic tank needs updating

## Summary

Property type:	Countryside house
Bedrooms:	7
Bathrooms	6
Price	€1,600,000

## Key Information

Year Built:	1972
Internal Area:	389 sqm
Land Area:	1.3 ha
Floor:	1
How many Outbuildings:	2
Number of Fireplaces:	1

### Property Features:

- pool house
- large beach
- petanque court
- Luberon view
- large covered terrace
- Reduced price!

Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Pool House?	Yes
Has Alarm	Yes

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



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