



## Traditional 5-bed farmhouse, L'Isle sur la Sorgue, Vaucluse



### Informazioni sull'Agente

Nome:	ArKadia
Nome della ditta:	
Nazione:	United Kingdom
Telefono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 938,000

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Provence-Alpes-Côte d'Azur
Città:	L'Isle-sur-la-Sorgue
Cap:	84800
Pubblicato:	24/06/2024

### Descrizione:

This traditional 5 bedroom villa is situated in the heart of Provence, in the sought-after Vaucluse department. The Luberon National Park, Avignon and Aix are all within easy reach and the delightful riverside town of L'Isle sur la Sorgue is just a few minutes away. The property has a beautiful pool, garage and just over an acre of pretty gardens.

The property, although constructed using traditional materials, was in fact built in 2000 so benefits from modern building techniques and design whilst retaining plenty of charm and character.

Most of the accommodation is on the ground floor. The heart of the property is a large double-height living area with mezzanine above. Also on the ground floor is the spacious kitchen and 4 double bedrooms and 2 bathrooms.



On the first floor is a versatile mezzanine level and the master suite. This consists of a bedroom with windows on 3 sides, an en suite bathroom and a terrace that overlooks the pool.

There's a generous 226m<sup>2</sup> of habitable space and the room measurements are as follows:

Ground floor:

Hall 5 m<sup>2</sup>

Living room 54 m<sup>2</sup>

Kitchen 18 m<sup>2</sup>

Storeroom 3 m<sup>2</sup>

Hallway 4 m<sup>2</sup>

Bedroom 1 13 m<sup>2</sup>

Laundry room 11 m<sup>2</sup>



Shower room and WC 3 m<sup>2</sup>

Corridor 8 m<sup>2</sup>

Bathroom with WC 12 m<sup>2</sup>

Bedroom 2 14 m<sup>2</sup>

Bedroom 3 18 m<sup>2</sup>

Bedroom 4 17 m<sup>2</sup>

First floor:

Mezzanine 21 m<sup>2</sup>

Corridor 4 m<sup>2</sup>

Bathroom with WC 9 m<sup>2</sup>

Bedroom 16 m<sup>2</sup>

Dressing room 4 m<sup>2</sup>

Terrace



## Outside:

The property is surrounded by over an acre of attractive gardens with pool (8m x 5m) and double garage (31 m<sup>2</sup>)

## Location:

The property is peaceful and private and is situated along a very quiet no-through road. The delightful riverside town of L'Isle sur la Sorgue is a few minutes away. Here you'll find a good selection of shops, restaurants, supermarkets and an excellent twice-weekly produce market.

The dramatic and beautiful Luberon National is on the doorstep and is a hub for biking, hiking and other outdoor pursuits.

The cosmopolitan city of Avignon (with its TGV station) is less than 30mins in the car. The Eurostar from Kings Cross to Avignon (via Paris) leaves London at 11am and arrives at 6pm!

## At a glance:



Bedrooms: 5

Bathrooms: 3

Receptions: 2

Habitable space: 226m<sup>2</sup>

Plot size: 4160m<sup>2</sup>

DPE rating: D

Taxe fonciere: 3900 Euros per annum

Broadband: Yes

Heating: Oil-fired central heating

Drainage: Septic tank

Year of construction: 2000

Distance to shops: 5mins

Distance to coast: 1h15mins

Distance to TGV: 30mins



Please note: Agency fees are included in the advertised price and are payable by the purchaser. All locations and sizes are approximate. La Résidence has made every effort to ensure that the details and photographs of this property are accurate and in no way misleading. However, this information does not form part of a contract and no warranties are either given or implied. xx

Information on the risks to which this property is exposed is available on the Géorisks website:

### Comune

Camere da letto:	5
Bagni:	3
Finito piedi quadrati:	226 mq
Dimensione del lotto:	4160 mq

### Building details

Parking:	Si
Number of Garages:	1
Outdoor Amenities:	Pool

### Lease terms

Date Available:

### Informazioni aggiuntive

URL del sito:	<a href="http://www.arkadia.com/PFYR-T186380/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/PFYR-T186380/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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### Contact information

IMLIX ID:	1027-9374a
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