



House

AVIGNON (84)

893 000 €\*  
Agency fees to be paid by the seller



415 m<sup>2</sup>



14 pièce(s)



7 chambre(s)

## PROPERTY DESCRIPTION

In the heart of the capital of Vaucluse and the Côtes du Rhône, we offer you this beautiful property of character, with a farmhouse standing in front of a majestic plane tree and a country house offering a lovely view of a wooded area of 1800 m<sup>2</sup>. The main house, called "La Bastide", offers spacious rooms including a large living room of more than 55 m<sup>2</sup> and six bedrooms, one of which is on the ground floor. This level also has a fitted and equipped kitchen, a pantry, an office, a bathroom, separate toilets, a laundry pantry. The first floor offers five bedrooms including a master (large dressing room, shower room/bathroom). Facing south, almost all of the living rooms are bathed in light. Cast iron radiators evenly distribute the heat provided by a DE DIETRICH heat pump. This set is completed by a MIDEA thermodynamic water heater. Both systems were installed in March 2024. The frames are made of double-glazed wood. Outside, the various plantations constitute a very appreciable Eden of greenery. You can isolate yourself to relax, read or relax by the swimming pool. The most passionate will be able to indulge in the joys of gardening at the bottom of the garden which already has several varieties of fruit trees and a vegetable garden. The secondary residence, called "Le Mas" is, to date, partially converted into a studio and an apartment. If renting is an option for you, the farmhouse can further increase its rental capacity since a second apartment on the upper floor is to be completed (structural work of the finished floor, remains the interior layout). It is also possible to create a second studio on the ground floor. The farmhouse would then have four rentals (two studios and two apartments) to benefit from certain profitability between students renting from September to June and then tourists taking advantage of the summer and the various local festivities. The Bastide is classified as "B" and the Mas as "E". The ensemble made up of the two houses can also allow a family purchase which would be the refuge of a large transgenerational family. The volumes and buildings, perfectly adapted, offering common living spaces and more intimate places. Well-thought-out living together. Les honoraires sont à la charge du vendeur. Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr).

\*\* ENGLISH SPEAKERS: please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



**Muriel POUDEVIGNE**

**ORANGE (84100)**

Agent

RSAC : 900 142 084 00012

Courts service city :  
AVIGNON

**(+33)6 77 70 24 10**

## LE BIEN EN IMAGES



## DETAILS

### COMPOSITION

Number of rooms .....	14
Number of bedrooms .....	7
Number of bathrooms .....	1
Washrooms .....	4
Balcony .....	1
Terrace .....	1

### GENERAL

Reference .....	815376
Property type .....	House
Year of construction .....	1992

### DPE/GES

DPE .....	80
GES .....	2

### SURFACES

Living space .....	415 m²
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### APPENDIX

Parking .....	extérieur
Parking space .....	6
Videophone .....	Non

### SERVICES

Heater .....	pompe à chaleur
Kitchen .....	aménagée
Swimming-pool .....	Yes



CAPIFRANCE  
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez  
CS 70058 34 473 Pérols Cedex  
RCS de Montpellier n° 441 338 985  
SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle