



House on one level

VERNEGUES (13)

**875 000 €\***

\* Agency fees to be paid by the seller



180 m<sup>2</sup>



5 pièce(s)



3 chambre(s)

## PROPERTY DESCRIPTION

10 km from Salon de Provence, in one of the most charming villages of Provence between Alpilles and Lubéron, I want to show you my favorite from the beginning of the year: a contemporary single-storey house of 180 m2, where light and nature are the key words. At the edge of a dry stone wall the electric gate opens and allows us to park several vehicles at the rear of the house; we cross the threshold and we enter a vestibule equipped with a large dressing room then a 20m2 hall where the brightness surprises: the entire south facade of the house is only bay windows overlooking the massif of the coasts, the effect is exceptional; the services of the house are up to the magic of the place: a living room begins with its 72 meters of contemporary tiles and we can see on the wall a very designer hanging wood stove. We pass by an American kitchen in addition of 13m2, fully equipped and its utility room. Crossing the living room we discover a first sleeping area, a master suite of 31m2 opening onto the garden facing the swimming pool with its dressing room and bathroom of more than 7m2 each. Let's now discover the family part of the sleeping area: a corridor leads us to a large 6m2 dressing room with sliding doors and two 12m2 bedrooms with built-in cupboards, both opening onto the garden. A bathroom equipped with shower and bathtub, independent wall-hung toilet completes the place. The comfort of this villa is ensured by underfloor heating powered by a heat pump, heating and cooling, to which is added the pleasure of a 10 kW wood stove. All bay windows are double glazed with aluminum frames. Let's go and discover the exteriors and this magnificent view of the countryside. The 4x8m heated swimming pool promises early and extended bathing in autumn, the terrace which runs along the south-facing bay windows will ensure unique moments in total calm. A 15 m2 shed can be used as a gym, reading area; the 26m2 garage can protect two vehicles but can also become a very nice workshop. At the front of the house there is also a small house, a perfect shelter for storing garden equipment and swimming pool equipment. The entire land is under automatic watering. A contemporary haven of peace, a perfectly maintained luxury villa in the heart of nature, come and discover my favorite! Contact me on 06 66 44 77 37, Sylvie Grunder, EI CAPIFRANCE sales agent, or by email: [sylvie.grunder@capifrance.fr](mailto:sylvie.grunder@capifrance.fr)

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!



**Sylvie GRUNDER**

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## LE BIEN EN IMAGES





## DETAILS

## COMPOSITION

Number of rooms .....	5
Number of bedrooms .....	3
Number of bathrooms .....	1
Toilets count .....	2
Washrooms .....	2
Terrace .....	1

## DPE/GES

DPE .....	63
GES .....	1

## APPENDIX

Parking .....	couvert
Parking space .....	4
Garage .....	1
Videophone .....	Non

## SERVICES

Heater .....	pompe à chaleur
Heater .....	bois
Kitchen .....	américaine
Swimming-pool .....	Yes
Interpcom .....	Yes

## GENERAL

Reference .....	846691
Property type .....	House on one level
Year of construction .....	2012
View .....	Vue dégagée, sur Forêt, sur Jardin

## SURFACES

Living space .....	180 m²
Living room surface .....	72 m²
Land surface .....	1300 m²



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SAS au capital de 100.000 euros

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