

€680,000 House / Villa - For sale - New listing

4 Bedroom house / villa for sale in South France, France

France » South France » 84800

4	2	210m ²	6,026m ²
Bedrooms	Bathrooms	Floorplan	Plot size



Contact us today for more information or to arrange a viewing

+33 4 67 60 59 14 · montpellier@lucasfox.com · lucasfox.com · 16 avenue Jean Jaurès, Castelnaud-le-Lez, Montpellier, France

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Charming house of 165 m² of living space (210 m² of usable area) with spacious veranda, orchard and carport, embodying a Provençal way of life, between absolute serenity and contemporary amenities.

Exclusive to Lucas Fox International Properties, just minutes from the centre of Isle-sur-la-Sorgue, elegant, bright 4-bedroom property with space for a swimming pool, set on a large plot of land planted with apple trees in a protected setting.

Access to the property is via either a paved driveway or a gate. In addition to the carport designed for two vehicles, the available space offers ample parking options.

In front of the house, an imposing, century-old mulberry tree provides welcome shade for al fresco dining. The house is entered through a large glass door, allowing natural light to flood into the dining room and kitchen. The living space, both welcoming and refined, is organized around a perfectly integrated open-plan kitchen, which extends into a living room with a pellet stove and a spacious veranda equipped with triple glazing and blinds. From these living areas, with their harmonious proportions designed for shared moments, one can access a utility room, an office, a shower room, a separate WC, a storage area, and two bedrooms. With no steps, a shower, and sufficiently wide passageways, this level is perfectly suited for people with reduced mobility.

Upstairs, two beautiful bedrooms, each with a mezzanine, a bathroom, and a toilet complete the accommodation. With a capacity of up to 14 beds, this property is perfectly suited for a family home, hosting friends during the holidays, or for tourist accommodation.

An independent 20 m² space, already tiled with water and electricity connections, can easily be converted into an independent studio, office or workshop.

The major advantages of this house are its location in a quiet and private environment, its brightness and character, the vast veranda extending the living spaces, the parking possibilities (carport + parking along the road), the recent equipment, the boreholes present on the plot, the 8 photovoltaic panels (875 kW), the low energy costs, the magnificent wooded grounds with orchard requiring very little maintenance and allowing the harvesting of deliciously sweet apples.

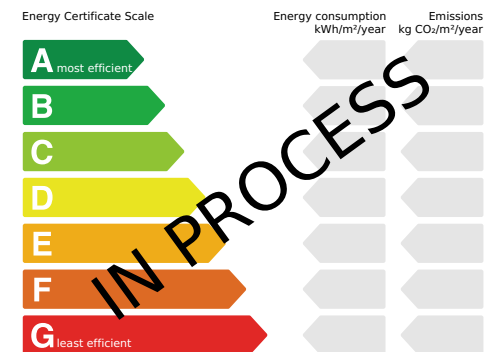
Very close to the village of Petit Palais and just a few minutes from the centre of Isle-sur-la-Sorgue, famous for its antique shops and markets, this property combines elegance, functionality and potential.

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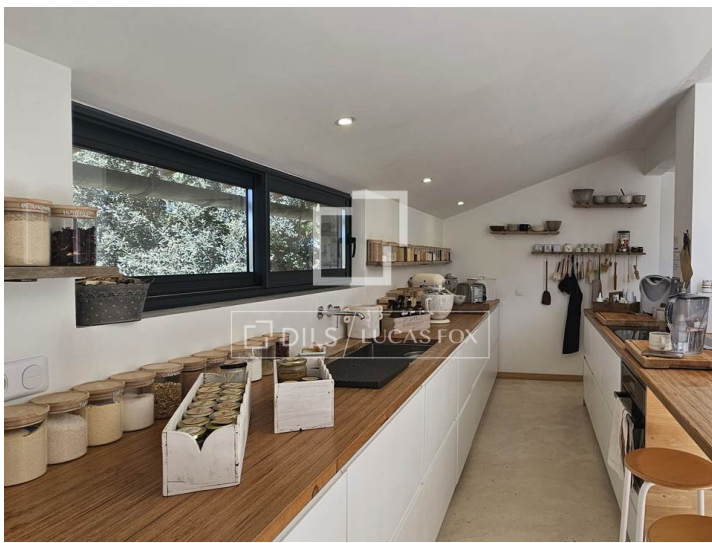
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The TGV train station is a 20-minute drive away, while Marseille airport and the sea are just a 45-minute drive. Nursery and primary schools are nearby in Petit Palais, and a bus provides quick access to the middle and high schools in L'Isle-sur-la-Sorgue or Coustellet.

Obtain the complete file and more information from your dedicated agent, Elodie SALA Commercial Agent - RSAC n° 899 543 151 Montpellier.

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr



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