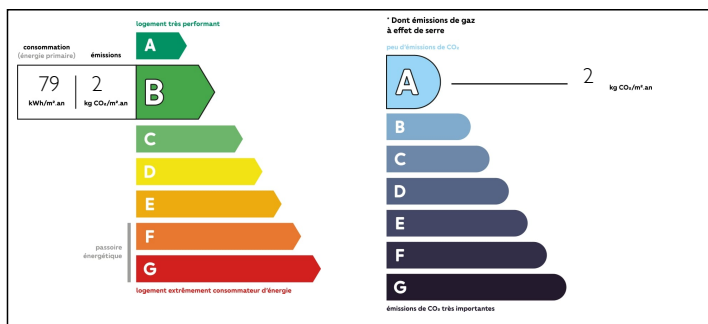


Super house with stunning views, energy efficient (B rating!), office rentals & extended build opportunities.

EXCLUSIVE



ENERGY - DPE



INFORMATION

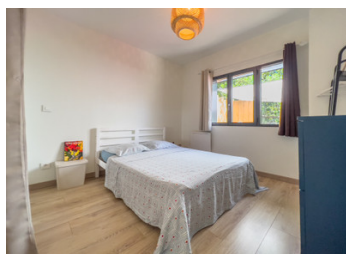
Town:	Roussillon
Department:	Vaucluse
Bed:	2
Bath:	1
Floor:	77 m²
Plot Size:	1147 m²

IN BRIEF

In Roussillon, come and discover this recently built (2019) 77 m² 2-storey architect-designed house, set on a hillside with a superb view of the Luberon park. It is nestled on a 1,150 m² plot with the possibility of building an additional 60 m² identical to the existing one, and comprises a 27 m² living room including a kitchen and a dining-living room, which opens onto a 43 m² terrace facing nature, followed by a bedroom with private shower room of 11,08 m² and a WC. On the second level, you have a second 10.58 m² bedroom with a shower room, and to the north, via a separate entrance, you access an annex, currently used as a 27.50 m² medical space, with two 10.50 m² offices, a waiting room and a WC, each of which can be rented for a minimum of €500 per month. They can also be converted...

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

This architect-designed house is nestled high above the village, 1 km from the village of Roussillon, which is located in the heart of the world's largest ochre deposit. The house is ideal for a second home or a bed & breakfast project. It is also suitable for a couple. The village is highly popular with tourists, with its narrow streets and rustic facades colored by the ochre sands. Take a stroll along the "sentier des ocres" (ochre trail), and learn about the history of the old factory and color know-how at the Conservatoire des ocres et pigments appliqués (ochre and applied pigment conservatory). You can also dine in the many bars and restaurants offering colorful cuisine based on local produce. Art galleries, boutiques and stores invite you into the world of decorative arts, colors and the home. The house is close to the village center and therefore to all amenities, making it easy to get there on foot.

It comprises:

- On the R-I (which acts as the first floor for the house) a living room of approx. 27 m² comprising a kitchen and dining-living room, which gives access via sliding bays to a 43 m² terrace facing nature, followed by a bedroom with private shower room of 11.08 m² with Italian shower, travertine tiling, all with south-east exposure and a WC.
- On the first floor from the natural level (which acts as the 1st floor for the house), you have a second bedroom again with...

LOCAL TAXES

Taxe foncière: 381 EUR

NOTES