

# MAISON DE VILLAGE

UNE MAISON À TIROIRS  
AVEC VUES

***Stunning village house with  
interesting history, lots of  
character, beautiful terraces  
and views, in the heart of a  
picturesque village in the  
Comtat Venaissin, at the foot  
of the Mont Ventoux.***

The house is located on a quiet and private location in the lovely village named Caromb with several restaurants, squares, fountains, terraces, shops and other amenities. Small towns like Beaumes de Venise ( Muscat ) and Bédoin ( market town and starting point for many cyclist wanting to conquer the Mount Ventoux) are nearby. Bigger cities like Carpentras and Avignon (TGV) are a 10 minutes and 30 minute's drive away. Marseille international airport is an hour's drive away.

The house offers many original details and features ; a surprise hides behind every corner; niches, archways, natural stone, ancient doors and the original "Terra Cotta" floors. Immediately while putting a first step into the house one experiences the full sensation of being in typical "Provence" house full of history . Although the house retained much of its original charm, it has all the modern comforts. In 2010 and 2011 the house has been completely renovated with the help of an architect. The works have been carried out by local artisans and most of the work still benefits of a ten year guarantee. For instance the windows have all been replaced by double glazed ones in a way that doesn't blame the original character of the house.

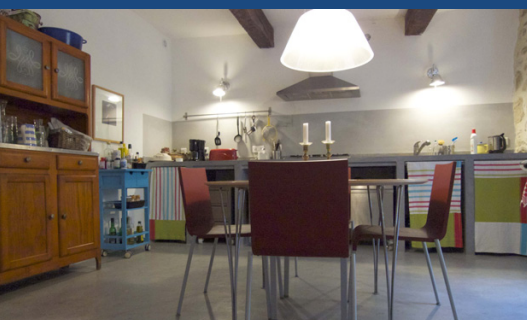
The house offers several luxurious bathrooms and a kitchen with high quality appliances. Central heating on gas has been installed. All in all, a balance between the original charms and a now a day's comfort, has been perfectly attained.







## VIEWS, HISTORY, CHARACTER AND COMFORT AT THE FOOT OF THE MONT VENTOUX



Another great feature of this house, besides the high quality renovation and the character of the house, is the lovely court yard and the two stunning terraces which may fit perfectly for the installation of a Jacuzzi or a Hot tub. The terraces offer absolute privacy and stunning views on your neighbors' roofs, the village church, the Mount Ventoux, the Dentelles de Montmirail and ancient villages like Le Barroux.

The surface of the house is about 200 m<sup>2</sup> divided over several floors and comprises among others : A lounge with lovely fire place, a spacious entrance, a large eat-in kitchen, a pantry, a laundry room, a large office (or extra bedroom) , 3 bedrooms, 3 complete bathrooms with shower, sinks, W.C. and towel heaters. Furthermore, on the top floor, a second living room with small kitchen and adjoining bedroom; very suitable as guest apartment.

Wine lovers will enjoy the spacious vaulted cellars under the house.

The house is very suitable to be lived on a permanent basis but because of its size (10 beds and enough bathrooms) it would be, as well, very suitable as a holiday home or a bed and breakfast. Guests will certainly want to come back to this very special property.

**To appreciate this very special and surprising house one should really come and visit. Please don't hesitate to contact us.**

Reference: 11-2182

Price: € 298.000,-

Taxes Foncières: € 1.622,-

Viewing and more information on request.

