



IMMO FRANCE SUD

Price on request

Buying villa

5 rooms

Surface : 125 m²

Surface of the living : 35 m²

Surface of the land : 2831 m²

Exposition : Est ouest

View : Campagne

Hot water : Electrique

Inner condition : Arénover

External condition : Arafraichir

Couverture : Tuiles

Amenities :

Cheminée, Double vitrage

4 bedroom

1 terrace

2 bathrooms

2 garages

5 parkings

Energy class (dpe) : C

Emission of greenhouse gases (ges)

: C

Estimated annual energy between

1390 and 1960 € (reference year

2025)

Legal information

480 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.

23/11/2025 - Prix T.T.C



Villa Vidauban

EXCLUSIVE. Nestled in the heart of a Provençal landscape, in a residential neighborhood just outside Vidauban, close to renowned vineyards and a protected nature reserve, this property is waiting to be renovated. Built on a generous plot of 2,831 m², the house offers 125 m² of living space, with the possibility to add a swimming pool. The interior features a bright living room, a kitchen, a master suite of 17 m² with a private bathroom and toilet, as well as three additional bedrooms, a shower room, a separate toilet, and a laundry room. Almost every room opens directly onto the outdoors, creating a harmonious connection with nature. Comfort is ensured by underfloor heating powered by a Daikin heat pump. An extra 30 m² space in the attic, with a ceiling height of 2.5 m, offers great potential, while a covered terrace of 37 m² provides the perfect setting for shaded summer meals with family or friends. A double garage of 31 m² with an impressive height of 5 m completes the property and could be converted into an independent studio.

Although renovation work is needed, this property offers exceptional potential, a rare opportunity for nature lovers seeking an authentic Provençal lifestyle, close to nature and the Mediterranean Sea. The pool photo has been digitally added for illustrative purposes; the pool does not yet exist. Agency fees are the responsibility of the seller. Ref. : 947V47M - Mandat n°4535



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Document non contractuel - Barème de prix disponible sur notre site internet