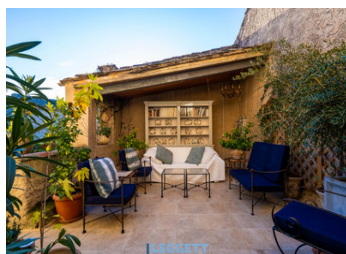


LUBERON - Your hideaway! Lovely stone built 3-bed village property with small garden and lovely terrace.



INFORMATION

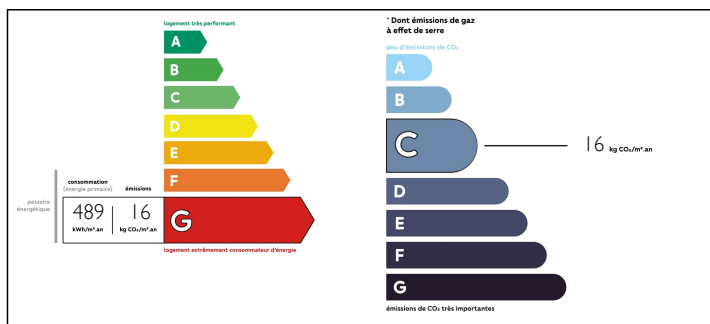
Town:	Cabrières-d'Avignon
Department:	Vaucluse
Bed:	2
Bath:	3
Floor:	128.5 m2
Plot Size:	120 m2



IN BRIEF

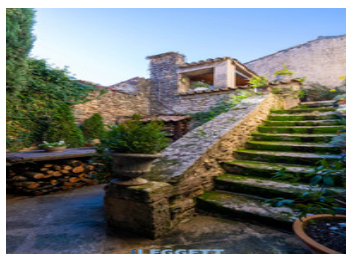
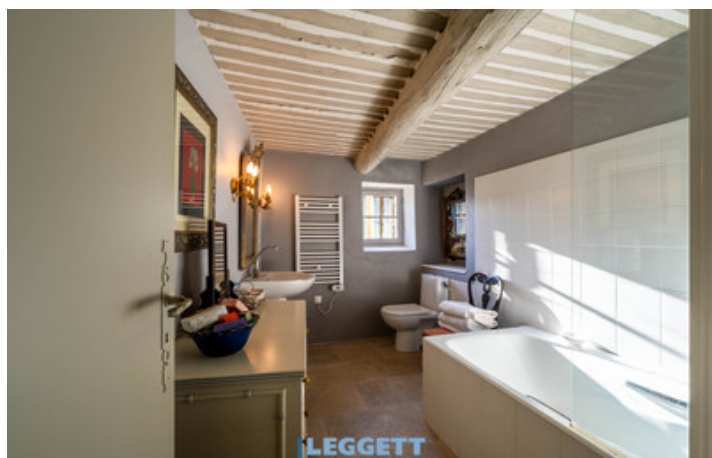
This charming 19th-century stone village house is nestled in the sought-after village of Cabrières-d'Avignon, close to Gordes and within the Golden Triangle of the beautiful Luberon. It boasts a 48 sqm inner courtyard, perfect for outdoor dining, surrounded by lush vegetation. A beautiful stone staircase leads to the upper terrace. The ground floor comprises a cozy and tastefully furnished living room with fireplace, a dining room, a kitchen, a pantry, and a shower room with WC. The first floor houses a double bedroom, a bathroom, and an elegant lounge with glass doors opening onto the beautiful and spacious summer terrace. The second floor features a master suite with ensuite bathroom, a dressing room, and a mezzanine office. The house has been recently completely renovated. It also offers the possibility of dividing a part in order, for example, to rent it out as a seasonal studio or to accommodate your family or friends. A...

ENERGY - DPE



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

Located in the heart of the Luberon, the picturesque village of Cabrières d'Avignon enchants visitors with its authentic charm and provincial tranquility. Nestled among green hills and vineyards, this village offers a unique experience, blending the calm of the countryside with rich cultural and natural heritage.

In the village itself, you'll find a bakery, a butcher's shop-caterer, and a general grocery store to meet your daily needs, as well as restaurants and a bistro. Just a 5-minute drive away in Coustellet, you'll discover a variety of additional services, including two supermarkets, several bakeries, caterers, a pharmacy, a mini organic market, restaurants, paint shops, decoration stores, and much more.

Although Cabrières village is small, it also hosts a post office, a primary school, a college, and a town hall, providing residents with a well-established community life.

Nature lovers will find their paradise in the surroundings of Cabrières d'Avignon, with a network of hiking trails and cycling paths winding through the magnificent landscapes of the Luberon Regional Nature Park. From tranquil walks along cherry tree-lined paths to more ambitious hikes to the surrounding peaks, there's something for every level and taste.

Don't miss the local markets, where you can discover a profusion of fresh regional products, from fruits and vegetables to local cheeses and wines. The weekly market in Coustellet is particularly renowned for its lively atmosphere and quality products.

For those coming from afar, access to Cabrières d'Avignon is convenient. The Avignon TGV station is just a 30-minute drive away,...

LOCAL TAXES

Taxe foncière: 740 EUR

NOTES