

ST CHRISTOL - VAUCLUSE - charming, peaceful house with 4 bedrooms, 2 bathrooms, pretty garden and garage.



INFORMATION

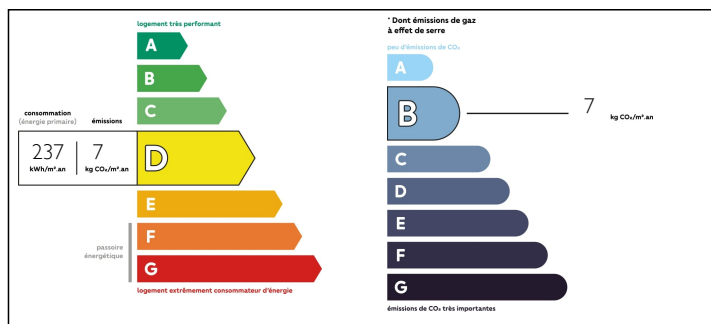
Town:	Saint-Christol
Department:	Vaucluse
Bed:	4
Bath:	2
Floor:	105 m2
Plot Size:	282 m2

IN BRIEF

On the heights of Saint-Christol, in a very pleasant residence with an unbeatable view of the Montagne de Lure, this pretty villa is ideal for a family with children or just a nature lover. The ground floor comprises an entrance hall leading to a lounge, a dining room, a fitted kitchen in a very bright space thanks to its through-view windows, a separate toilet, a shower room, a utility room and a large bedroom on the north side with uninterrupted views. A wooden staircase takes you upstairs to 3 large bedrooms, a bathroom with bath and washbasin and a separate WC. The windows are double-glazed with roller shutters. Heating is provided by solar panels, a wood-burning stove and a thermodynamic water heater. Outside, a small garden surrounds the property, which also has a 14m² garage for one car. Contact me to arrange a viewing and discover this lovely house.



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.



LOCAL TAXES

Taxe foncière: 1125 EUR

NOTES

DESCRIPTION

The village of Saint-Christol has local shops: a café, restaurant/pizzeria, an excellent bakery; a nursery school, a primary school and a secondary school 12 km away in Sault (served by a school bus).

Saint Christol d'Albion is a true paradise for nature and hiking lovers. Its trails abound in the surrounding area, offering breathtaking panoramas of Mont Ventoux and the surrounding massifs. Mountain bike enthusiasts will also be delighted by the numerous circuits available.

The town also offers numerous cultural and sporting activities: (municipal library, yoga classes, exhibitions). Close to tourist sites such as the castle of Simiane-la-Rotonde or the abbey of Valsaintes.

Saint Christol d'Albion is a true haven of peace in Provence, with its picturesque streets, its church dating from the 12th century or its traditional festivities which regularly enliven the town.

By car :

- Apt 30 mins
- Carpentras: 1 hour
- Avignon TGV station: 1 hour 30 minutes
- Marseille airport (MRS): 1 hour 50 minutes

If you would like more information, do not hesitate to contact me I will be happy to show you this property.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>