

CASENEUVE, LUBERON - Beautiful and spacious property with a separate building amidst nature

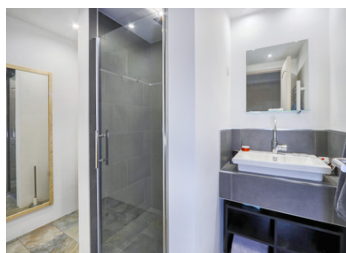


INFORMATION

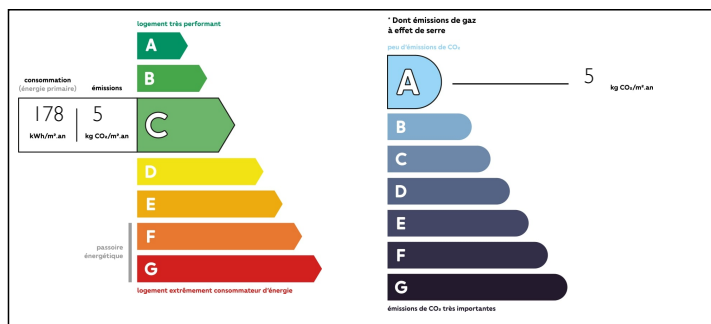
Town:	Caseneuve
Department:	Vaucluse
Bed:	4
Bath:	2
Floor:	350 m2
Plot Size:	54589 m2

IN BRIEF

Discover a charming property amidst nature, located in the picturesque Luberon area. The spacious living room (45 sqm) opens to a fully equipped kitchen and a charming terrace, perfect for enjoying the tranquil surroundings. The ground Floor features a bedroom with a walk-in closet, a bathroom with a shower and WC, and a convenient pantry, while the 1st Floor comprises 3 bedrooms, a bathroom, and a separate toilet, providing ample space for comfortable living. The main residence was built in 1999 and the energy levels are low. The property is accompanied by a new two-floor building, each level spanning 94 sqm. This space holds great potential and is ideal for a garage/workshop (ground floor), as well as for gîtes, business ventures, e.g. yoga classes or creating a multi-generational living (top floor, to be finished). This lovely property is nestled amidst a vast forest of 5.5 hectares, creating a truly enchanting setting. Essential amenities are...

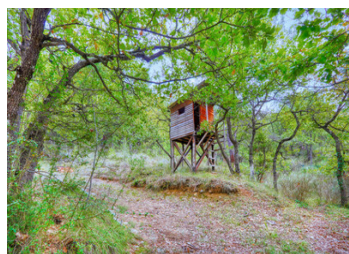


ENERGY - DPE



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

What more to tell you about the charms of the Luberon – its endless lavender fields, breathtaking vistas, abundant nature within the Luberon Regional Nature Park, UNESCO-listed sites, the remarkable scents and colors of Provencal markets, the inviting terraces, restaurants serving excellent local dishes, and its 300 days of sunshine – in short, the omnipresent summer and the quality of life ...

In the village, you'll find a bakery, a bar, a restaurant, a town hall, and a school.

If you venture to Apt, just a 5-minute drive or a 10-minute bike ride away, you'll have access to all kinds of shops, middle schools, a cinema, a hospital, and other services.

Marseille Airport and the Avignon TGV station are both approximately a 1-hour and 15-minute drive away.

Please take a look at the virtual tour and the floor plans to get a better sense of the property, and don't hesitate to ask for more information or to arrange a virtual or in-person visit. I'd be delighted to introduce you to this lovely residence!

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

LOCAL TAXES

Taxe foncière: 960 EUR

NOTES