

SAINT-CHRISTOL - PROVENCE - Charming historic listed house, 2 bedrooms, bathroom and basement to be converted.

EXCLUSIVE



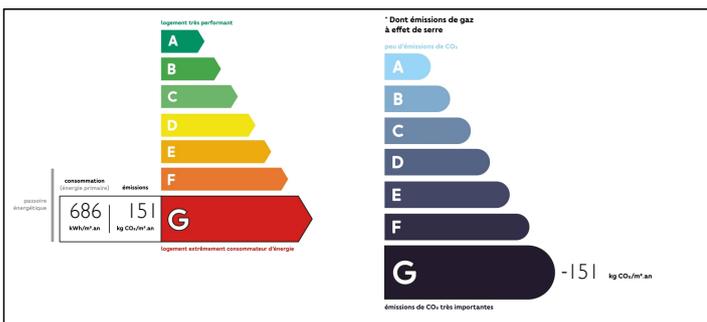
## INFORMATION

|             |                   |
|-------------|-------------------|
| Town:       | Saint-Christol    |
| Department: | Vaucluse          |
| Bed:        | 2                 |
| Bath:       | 1                 |
| Floor:      | 86 m <sup>2</sup> |
| Plot Size:  | 0 m <sup>2</sup>  |

## IN BRIEF

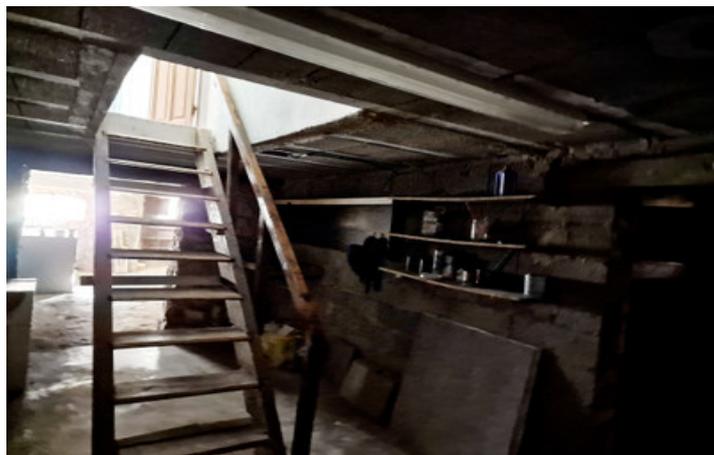
Located in the charming village of Saint-Christol, this heritage-listed house offers a rare opportunity to buy. Entering via an outside staircase, discover a beamed living room 29 m<sup>2</sup> adorned with a wood-burning stove, as well as a spacious kitchen 20 m<sup>2</sup>. On this level, you'll also find a separate WC and a staircase leading down to the basement. Upstairs, two bedrooms on either side of the hallway frame a 5 m<sup>2</sup> shower room. The first bedroom 18m<sup>2</sup> has a built-in Provencal cupboard, additional storage space under the lean-to roof and a 3 m<sup>2</sup> solarium. On the other side, the second 17 m<sup>2</sup> bedroom is also equipped with an integrated wardrobe. The basement offers vast convertible spaces 40m<sup>2</sup>, featuring glass openings and a wooden door. This house is ideal for lovers of nature, hiking and peace and quiet. Budget for a few refreshments and turn this house into a real gem.

## 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

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

Saint-Christol d'Albion is a paradise for nature lovers and ramblers. Trails abound in the surrounding area, offering breathtaking views of Mont Ventoux and the surrounding mountains. Mountain bikers will also be delighted by the many trails available.

The commune also offers a wide range of cultural and sporting activities (municipal library, yoga classes, exhibitions). Nearby tourist attractions include the Château de Simiane-la-Rotonde and Valsaintes Abbey.

Saint-Christol d'Albion is a real haven of peace in Provence, with its picturesque narrow streets, 12th-century church and traditional festivities that regularly bring the town to life.

By car:

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

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

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

## LOCAL TAXES

Taxe foncière: **605 EUR**

## NOTES