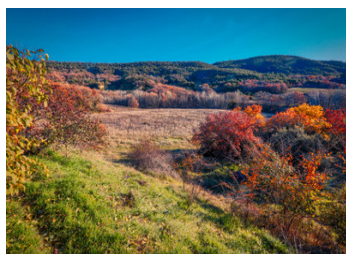


VIENS, LUBERON - Lovely farmhouse with outbuildings and views on 8 ha of nature. Ideal for your projects!



INFORMATION

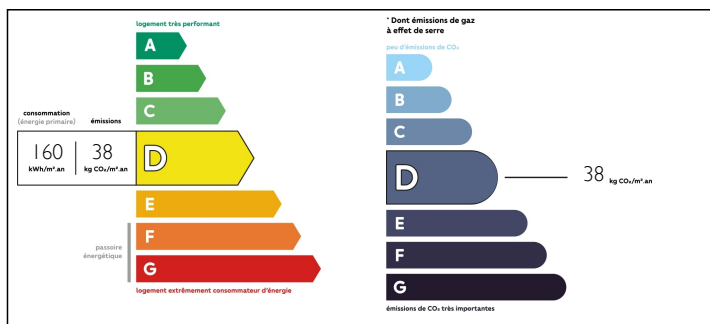
Town:	Viens
Department:	Vaucluse
Bed:	3
Bath:	2
Floor:	150 m2
Plot Size:	79585 m2



IN BRIEF

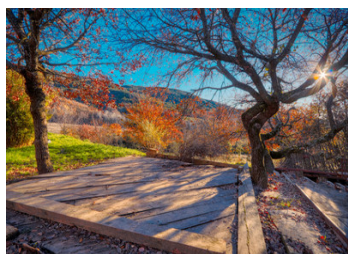
Beautiful south-facing property for nature lovers who like a calm setting. Perched on the heights of the Luberon, this renovated sheepfold (1995) offers breathtaking views of the surroundings, comprised of forests and agricultural meadows. The stone built property contains a main house of 145 m2 (+ 20 m2 below 1m80). It includes on the ground floor a spacious living/dining room, a fully fitted kitchen, a utility room, a shower room/laundry, and toilets. Upstairs, there are 2 large bedrooms, an intermediate bedroom, an office, a bathroom, and toilets. From a beautiful large south-facing terrace with pergola, you can overlook your 8 hectares of agricultural land and forest in the Luberon Regional National Park. A large garage of about 130 m2 can be converted for your projects, such as eg cottages. An large barn of 160 m2 with solar panels (€25,000/year) completes this property. A great opportunity to combine comfort and professional projects in a stunning natural...

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: 350 EUR

NOTES

DESCRIPTION

Property on 8 adjoining hectares of agricultural land (agricultural zone) and forests (natural zone). A small stream runs along the neighboring plot, offering a pleasant view.

The garage is featuring a high ceiling with exposed charming wooden framework and two large entrances.

The agricultural shed, with a building permit for two levels (160 sqm footprint), is not yet finished.

The photovoltaic system on the roof, with a capacity of 29 kWp at the S06 purchase rate by Enedis, has a government-guaranteed contract until March 2032, generating an annual income of around €25,000, totaling an estimated income of €200,000 for the next 8 years!

The property is supplied with city water.

The house is equipped with fuel heating (2018 boiler) and a wood stove. It has been insulated with glass wool and PVC double glazing. Fiber optic is available at the property's border.

This property is located near a charming village in the heart of Vaucluse in Provence. With its medieval architecture, it exudes a timeless ambiance. Surrounded by picturesque landscapes, this tranquil setting offers a perfect blend of historic charm and natural beauty.

Amidst meadows, vineyards, orchards, and forests of the Luberon Regional Natural Park, the property offers a peaceful life while staying well-connected to local amenities.

The town of Apt, with its schools, supermarkets, restaurants, hospital, etc., is located about 15 km away, and the town of Banon is about 20 minutes away. The Avignon TGV station is approximately a 1-hour and 15-minute drive, and Marseille Airport is about...