

LUBERON - lovely stonebuilt property with 3 bedrooms, pool and garden in a quiet environment close to Apt



INFORMATION

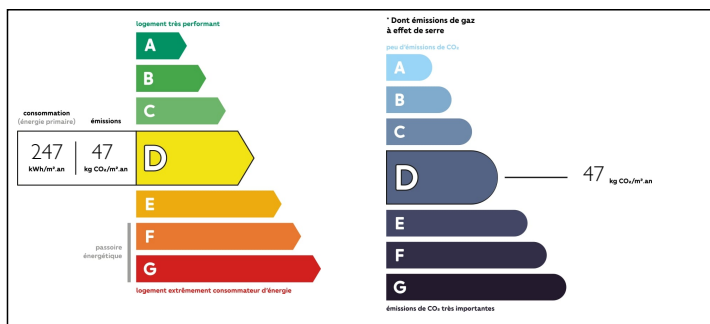
Town:	Apt
Department:	Vaucluse
Bed:	3
Bath:	2
Floor:	131 m2
Plot Size:	5381 m2



IN BRIEF

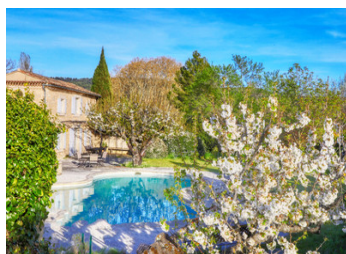
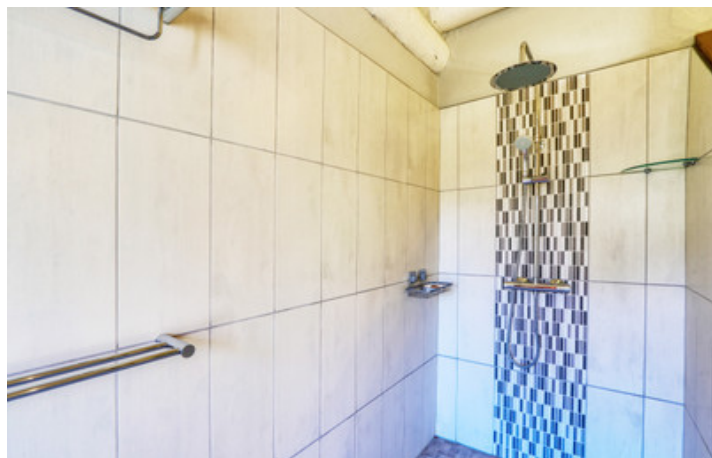
Charming stone-built property, nestled in a tranquil environment among cherry trees, boasting a spacious landscaped garden, pool, and stunning views of the surrounding mountains. The main building, dating back to 1912, showcases traditional features such as Provencal ceilings and old beams. It comprises a dining room and kitchen on the ground floor, while upstairs there are two bedrooms, a shower room, and a separate toilet. The adjacent single-story section, added in 1990, contains a spacious 33 m2 living room bathed in natural light, an office space, and an elegant ensuite bedroom featuring a shower, sink and bidet. Completing the ensemble is a separate 14 m2 building, poised for versatility as a charming guest retreat or utility space, boasting a delightful covered terrace overlooking the inviting pool area. This idyllic haven reflects the essence of Provencal living, offering both timeless elegance and modern comfort in perfect harmony.

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: 1400 EUR

NOTES

DESCRIPTION

This charming property also features a carport for 2 cars, a shed for wood storage, and a newly built gate with automatic door.

For high-speed internet enthusiasts, optical fiber has already been installed.

Apt is a picturesque and vibrant Provençal town with a rich history dating back to Roman times, nestled in the heart of the Luberon valley amidst breathtaking mountains and lush nature, surrounded by charming villages. The area offers endless opportunities for hiking in the nearby Luberon Regional Natural Park.

The town itself hosts a renowned Provençal market every Saturday, a farmers' market on Tuesdays, and an array of shops, restaurants, bars, a cinema, schools, colleges, a hospital, and various other amenities. Additionally, there's a bus station providing easy access to Avignon, Forcalquier, or Aix en Provence, while the Avignon TGV station is just an hour's drive away. Marseille airport can be reached in approximately 1 hour and 15 minutes by car.

Explore the "virtual tour" for more details and plans of this delightful property. Feel free to contact me for further information or to schedule a (virtual or in-person) viewing—I'd be delighted to show you around.

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