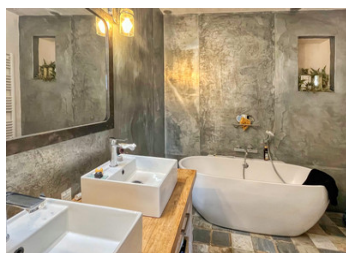
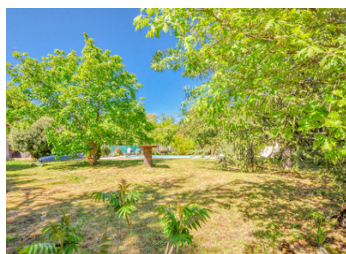


LUBERON, VIENS - Beautiful 4 bed-2 bath property with pool in a quiet garden in a lovely Provençal village.



## INFORMATION

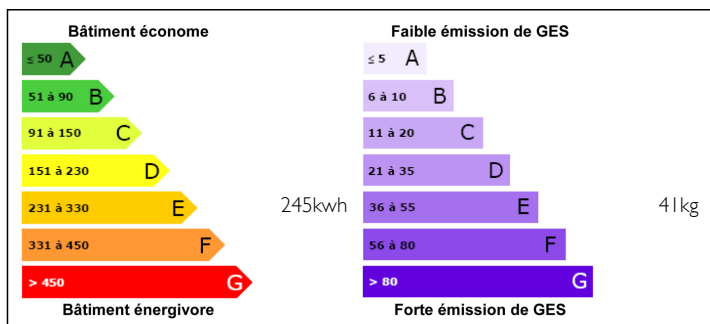
Town:	Viens
Department:	Vaucluse
Bed:	4
Bath:	2
Floor:	138 m2
Plot Size:	1975 m2



## IN BRIEF

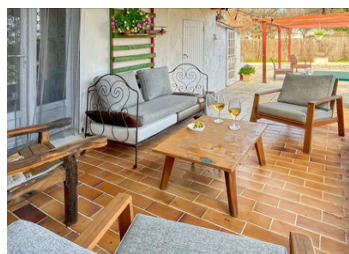
Nestled in an enchanting setting, this charming villa seamlessly combines the allure of yesteryear with modern conveniences, having undergone a significant renovation in 2020. Completely refurbished, it offers an inviting single storey living space, featuring a modern living/dining room, a lovely kitchen, a veranda, four bedrooms, a bathroom, a shower room and a large pool with terraces. It comes with a fitted kitchen, fireplace, central oil heating, water softener, double glazing, pool, garage, sheds, etcetera. One part of the property can be used as an independent studio! Ideally situated in a peaceful residential area near the medieval village of Viens, this villa offers absolute tranquility while being just steps away from shops and services (bakery, grocery store, café-restaurant, post office). Surrounded by a splendid landscaped garden with view on the Alps and Luberon, this property offers an exceptional environment to enjoy a happy life in Provence.

## 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

Viens is a charming and ancient village, offering panoramic views of mountains and valleys, making it an ideal destination for unforgettable holidays or year-round living.

The city walls of Viens, which still stand today, trace back to the 14th century. The Belfry, once part of the city's ancient fortifications, was erected around 1550 and remains a prominent landmark.

Surrounded by picturesque cycling routes and scenic hiking trails, Viens is a paradise for outdoor enthusiasts.

Within the village, amenities include a bakery, a small supermarket, a honey shop, a school, a town hall, a post office, a bar, a pizzeria, and a restaurant.

For additional amenities and services, the larger town of Apt is just a 10-minute drive away, offering schools, cinemas, and more. The Avignon TGV railway station is approximately a 1-hour and 15-minute drive, while Marseille International Airport can be reached in about 1 hour and 30 minutes.

Feel free to contact me to arrange a viewing—I would be delighted to show you around.

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