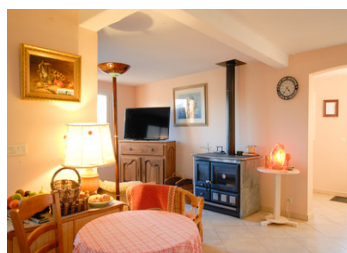
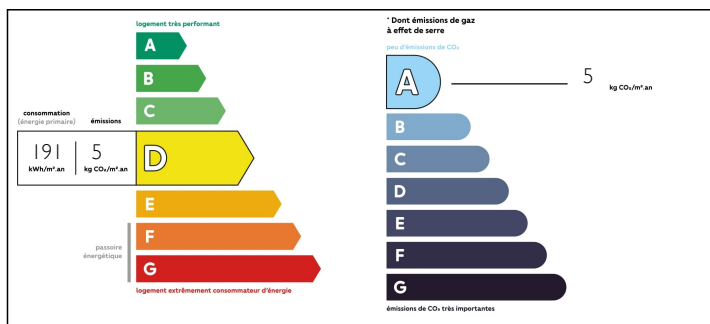


2 delightful single storey houses in the south Luberon next to Lourmarin in quiet pleasant surroundings.

## EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Puyvert
Department:	Vaucluse
Bed:	3
Bath:	2
Floor:	160 m2
Plot Size:	3000 m2

## IN BRIEF

Two pretty single-storey houses, each around 80m2, ideally located in the commune of Puyvert in the Luberon nature park, 2km from Lourmarin. These 2 houses face south for maximum sunshine and lovely views over the Luberon countryside, creating a peaceful atmosphere. 1st house - large open-plan living room/kitchen, covered veranda, 2 bedrooms, 1 shower room, utility room and workshop, outside terrace with pergola. Heating by wood-burning stove, electric heater and reversible pump. 2nd house - large living room with French doors leading to the garden and views over the valley, separate kitchen, 1 bedroom, 1 shower room, outside terrace with pergola. Wood-burning stove and underfloor heating (solar panel connection to be finished). Set in 3000m2 of land with olive trees. Further construction is possible and space for swimming pool. Interesting opportunity in terms of seasonal rental, or even dividing the land to create 2 dwellings with separate plots.

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

House 1 :

Entrance hall with office area

Access to laundry room and workshop (formerly garage) with French windows opening onto the garden.

Large living room with wood-burning stove

Fitted kitchen opening onto the living room

Access to conservatory with bay window leading to south-facing terrace with pergola.

Hallway leading to shower room with shower, wash basin and heated towel rail.

Separate toilet.

2 bedrooms with large windows and built-in wardrobes.

Heating: electric, wood-burning stove and reversible air-conditioning pump.

House 2: (not currently occupied) Home-staging photo available online.

Entrance via terrace with pergola (south-facing)

Bedroom with wardrobe, high ceilings and exposed beams

Shower room with shower, washbasin, heated towel rail and toilet

Large living room with high ceilings and exposed beams, wood burner and French windows opening onto the garden and uninterrupted views of the surrounding countryside

Separate fitted kitchen

Heating: electric, wood-burning stove and underfloor heating (solar panel connection to be completed)

- The 2 houses are connected to the local water supply and sewage system.

- DEP update and diagnostics in progress + room

## LOCAL TAXES

Taxe foncière: **308 EUR**

## NOTES