

VIENS, LUBERON - Stone house in the old city walls, with terrace, garage and vaulted cellars. Close to shops



INFORMATION

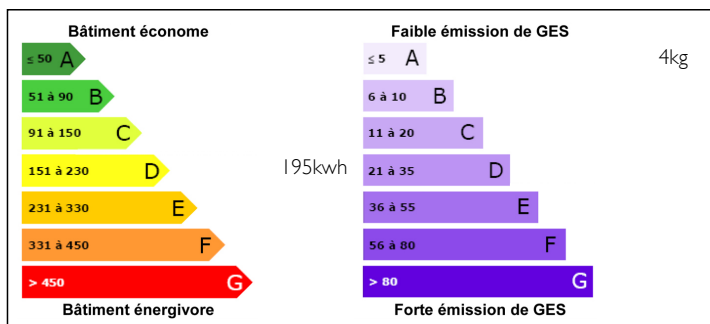
Town:	Viens
Department:	Vaucluse
Bed:	2
Bath:	1
Floor:	120 m2
Plot Size:	15 m2

IN BRIEF

In the picturesque village of Viens, in the Luberon mountains, you have an opportunity to acquire a part of the defensive bastion, built in the 14th century! An outside staircase leads to the living room (32 sqm) with a fireplace, beams, a characteristic kitchen and magnificent views over the Luberon. On this level there is a bedroom with en-suite shower room and an independent toilet. On the second floor is a second bedroom, with a panoramic terrace (approx 10 sqm) on one side and on the other side a huge attic with a corridor of the ancient citywall...! On the ground floor there is a garage (appr. 14 sqm) with toilet and a nice vaulted cellar (appr. 24 sqm) with windows. Underneath is a second cellar. An ideal house for a lock up pied à terre or for a family. Allow a budget for some refreshments and you can turn it into a gem!

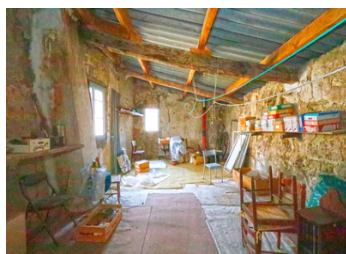


ENERGY - DPE



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

Viens is a lovely and very ancient village, overlooking mountains and valleys, where one can spend great holidays or live all year round.

The city walls in Viens today date from the 14th century. The Belfry used to be one of the 8 towers of the ancient city wall and was raised around 1550.

Many stunning cycling ways and lovely walking tracks surround the village.

There is a bakery, a little supermarket, a honey shop, a school, town hall, post office, a bar, pizzeria and a restaurant.

The bigger town of Apt is at 10 min. drive, where all the other amenities, schools, cinema etc are situated. The TGV railway station of Avignon is about 1h15 drive.

The international airport of Marseille is about 1h30 drive away.

Please check out the virtual tour, the floorplans and do not hesitate to ask me for a viewing, I'll show it to you with great pleasure.

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

LOCAL TAXES

Taxe foncière: 700 EUR

NOTES