

ST CHRISTOL - VAUCLUSE - Pretty 4 bedroom house with 2 bathrooms, a lovely garden and garage, in a quiet area.

EXCLUSIVE



INFORMATION

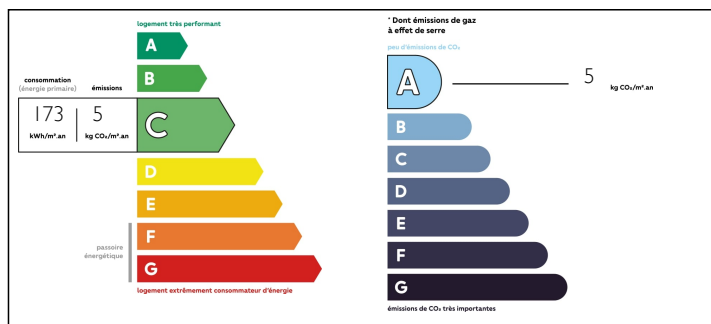
Town:	Saint-Christol
Department:	Vaucluse
Bed:	4
Bath:	2
Floor:	103 m2
Plot Size:	260 m2

IN BRIEF

On the heights of Saint-Christol in a very pleasant residence, with a magnificent view of the Lure mountain, is this pretty villa ideal for a family with children or simple nature lovers. On the ground floor, an entrance hall which leads to a modern equipped open kitchen with a central island; a very bright living/dining room thanks to its large openings, a separate toilet, a bathroom, a laundry room, a large bedroom with a built in wardrobe on the north side with a beautiful view. We go upstairs via a wooden staircase there are 3 large bedrooms, a bathroom with a bathtub and a sink and a separate toilet. The window frames are double glazed with rolling shutters. For heating, there is reversible air conditioning and a modern wood stove. The property is equipped with a high speed optique fiber.internet connection. Outside, a small garden with trees,there is also...

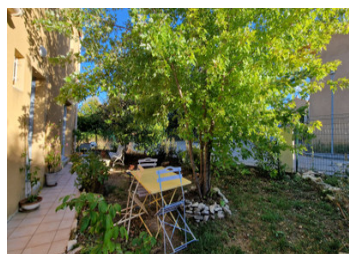


ENERGY - DPE



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

The village of Saint-Christol has local shops: a café, restaurant/pizzeria, an excellent bakery; a nursery school, a primary school and a secondary school 12 km away in Sault (served by a school bus).

Saint Christol d'Albion is a true paradise for nature and hiking lovers. Its trails abound in the surrounding area, offering breathtaking panoramas of Mont Ventoux and the surrounding massifs. Mountain bike enthusiasts will also be delighted by the numerous circuits available.

The town also offers numerous cultural and sporting activities: (municipal library, yoga classes, exhibitions). Close to tourist sites such as the castle of Simiane-la-Rotonde or the abbey of Valsaintes.

Saint Christol d'Albion is a true haven of peace in Provence, with its picturesque streets, its church dating from the 12th century or its traditional festivities which regularly enliven the town.

By car :

- Apt 30 mins
- Carpentras: 1 hour
- Avignon TGV station: 1 hour 30 minutes
- Marseille airport (MRS): 1 hour 50 minutes

If you would like more information, do not hesitate to contact me I will be happy to show you this property.

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

NOTES