

LUBERON - Magnificent property with heated pool and a landscaped garden in a peaceful setting.

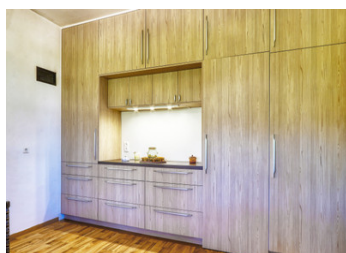


INFORMATION

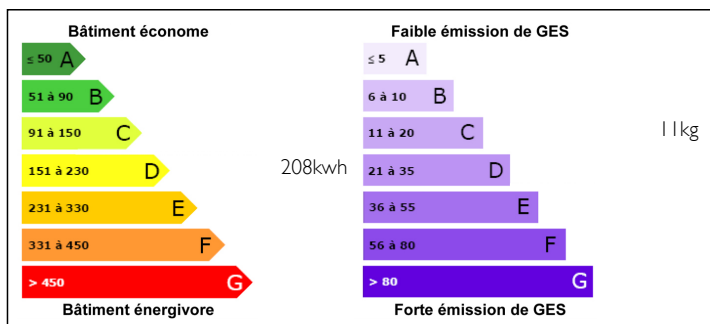
Town:	Apt
Department:	Vaucluse
Bed:	6
Bath:	4
Floor:	295 m2
Plot Size:	7140 m2

IN BRIEF

Close to a small Provencal village, just 10 km from the town of Apt, this large stone property has all the ingredients for lovers of peace and nature. With all modern conveniences, it lies on a large, beautifully landscaped garden with trees, old stone walls, several sheltered nooks and crannies, as well as a large heated swimming pool, surrounded by decking, a BBQ area, a bowling pitch, a vegetable garden, etc. The main house comprises on the ground floor an entrance hall, a living room/dining room, a kitchen, leading onto a large south-facing terrace, two bedrooms, two shower rooms with toilets and a separate toilet. On the first floor there are 4 large bedrooms, a shower room and an independent toilet and two storerooms. Possibility to make a second shower room. Behind the large garage with attic is a large living area with adjoining summer kitchen, as well as a shower...



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

This property is ideal for your business project, for your holiday home or simply for your dream home...

It offers many possibilities and almost too many assets, to name a few:

In the garden are several sheds.

It is easily possible to have a lovely vegetable garden.

There is a garage for two cars as well as a carport.

Heating is done with wood, and depending the room, added with electricity or a heat pump.

There are solar panels for a 400 ltr water heater, which fills 3 existing water heaters.

Under the terrace is a wine cellar.

LOCAL TAXES

Taxe foncière: 1300 EUR

NOTES

Do I need to tell much more about the Luberon, Provence, with its lavender fields as far as the eye can see, its breathtaking views, its abundant nature in the middle of the Parc Régional Naturel du Luberon, its Unesco listed sites, its Provençal markets with their wonderful smells and colours, its terraces where you can enjoy a drink, its restaurants with their excellent local dishes, its 300 days of sunshine, in short: the ever-present summer...

In the village you will find a possibility to buy your baguettes, a bar, a restaurant, a town hall and a school.

In the town of Apt, 10 minutes drive away, you will find all the shops, colleges, cinema, the hospital and many other services.

The airport of Marseille and the TGV of Avignon are about 1h15 drive away.

Please have a look at the virtual tour (button on the pictures) and the floor plans to better understand...