

VILLARS, LUBERON - Newly constructed single-story property destined for business activities, offices



INFORMATION

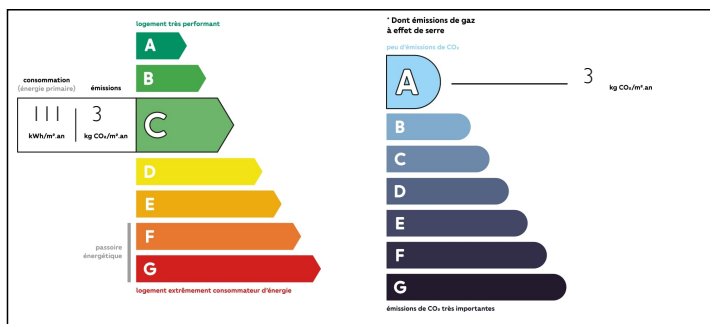
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|-------------|----------|
| Town: | Villars |
| Department: | Vaucluse |
| Bed: | 3 |
| Bath: | 3 |
| Floor: | 260 m2 |
| Plot Size: | 2051 m2 |

IN BRIEF

This impeccably constructed property was originally designed for professional purposes such as cooking classes, a catering business, and associated offices. The apartment above is intended for permanent residence by the house manager. The layout includes a central section featuring a delightful kitchen with a charming bay window opening onto a sheltered terrace with picturesque views. This section also encompasses three offices, a toilet, and a shower room. Another section houses a spacious meeting room, two offices, a toilet, and a shower room. Both sections boast lovely terraces overlooking the Luberon valley. On the first floor, there is a tastefully decorated apartment with a living room, a well-appointed kitchen, three bedrooms, and a bathroom. Quality finishes enhance the interior. Please explore the virtual tour and floorplans for a comprehensive view. Ensure that your intended professional activities are permitted, including artisanal, commercial, office, sport, or leisure

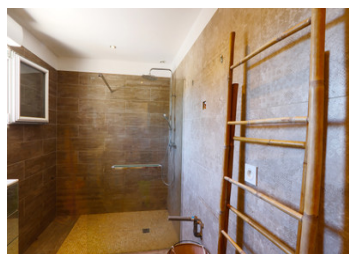


ENERGY - DPE



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: 1000 EUR

NOTES

DESCRIPTION

Villars, situated in the best part of Provence, the Luberon valley, is a delightful and vibrant village that offers a serene and enjoyable way of life. Essential amenities such as a bakery, post office, three restaurants, a school, and a town hall contribute to the lively community atmosphere.

Just a short 5-minute drive away, the town of Apt provides additional conveniences and services as colleges, supermarkets, hospital etc. Apt is renowned for its beautiful weekly market held every Saturday, offering a diverse array of local produce, crafts, and goods. This market is a significant highlight, providing a delightful experience for those seeking fresh and regional products.

For those inclined to explore the picturesque surroundings, Villars is ideally situated in the heart of the Luberon region. Nearby villages like Gordes, Roussillon, and Bonnieux beckon with their charm, historic architecture, each offering its own distinct character and cultural richness.

Furthermore, for nature enthusiasts, Villars is nestled within the Luberon National Park, showcasing the breathtaking natural beauty of the region. The park provides opportunities for outdoor activities, scenic hikes, and a chance to appreciate the diverse flora and fauna that flourish in this protected area. The property is set amidst the splendor of the Luberon National Park, making it an ideal location for those who cherish and value the wonders of nature.

For transportation, the nearest TGV station in Avignon is approximately a 50-minute drive away, offering efficient connectivity for travel. Additionally, the nearest major airport in Marseille is just...