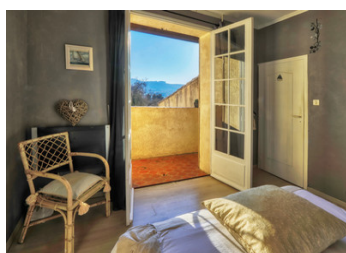


**EXCLUSIVITY, LUBERON, near APT - Nice 4 bedroom villa with private garden in a very quiet area. Stunning views**



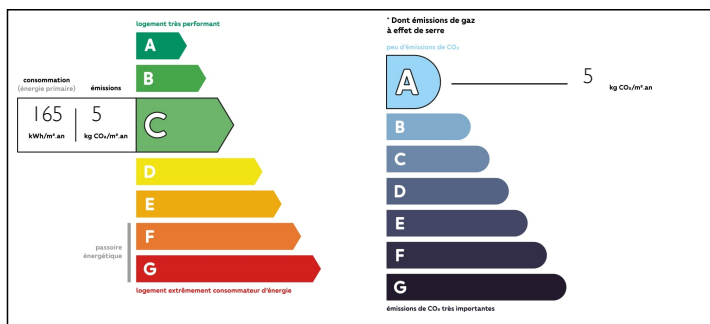
## INFORMATION

Town:	Saignon
Department:	Vaucluse
Bed:	4
Bath:	2
Floor:	120 m2
Plot Size:	1424 m2

## IN BRIEF

On a large plot of land of 1400 m2, in a quiet area, you will find this lovely renovated south facing villa, which will please you with its magnificent views of the Luberon and its convenience. One enters the property via a large terrace (30 sqm) with a bbq for your summer evenings. The large living/dining room/kitchen (approx. 60 sqm) has a large bay window which brings in plenty of light. The fitted open plan kitchen is new and has a second bay window which opens onto the garden on the other side. On the ground floor there are two bedrooms and a shower room with shower and washbasin, as well as an independent toilet. This means that you can easily live on one level. On the first floor there are two more bedrooms, a hallway and a bathroom with shower and toilet. One of the bedrooms has a balcony with a nice view. Furthermore,...

## 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: 600 EUR**

## NOTES

## DESCRIPTION

The building has had a thorough renovation, carried out by an architect. There are already 4 large pillars that have been placed under the living room/kitchen area.

Expect an extra budget for double glazing and for the placement of 2 extra pillars to repair some cracks on the west side of the property.

This quiet area is served by a bus and lies 5 minutes from the centre of Apt, with its supermarkets, schools, colleges, restaurants, medical services, cinema and above all its famous weekly market.

Around the house and in the surrounding area there are many beautiful walks and bike rides. We are in the beautiful Parc Régional Naturel du Luberon in the heart of Provence.

The TGV from Avignon is about 1h15 away and the airport from Marseille is about 1h30 drive.

Please have a look at the virtual tour and the plans. It will be my pleasure to show you this lovely house.

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