LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A33938NDL84 Price: 319 000 EUR

agency fees to be paid by the seller

PROVENCE, APT - in the center of the town, 2 bedroom luxury appartment with terrace and private parking area.



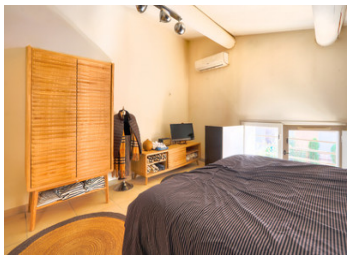












INFORMATION

Town:	Apt
Department:	Vaucluse
Bed:	2
Bath:	2
Floor:	113 m2
Outside Space:	31 m2

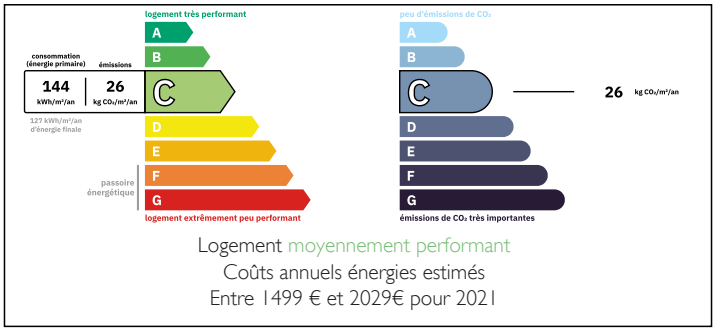
IN BRIEF

Nestled in the heart of Apt's historic center, just steps away from shops and the cinema, this stunning two-bedroom apartment (T3) offers a rare blend of charm, practicality, and comfort. Featuring a private garden and covered parking.

The property boasts two separate entrances: one through the parking area and the other one via the beautifully terraced garden.

On the ground floor, you'll find a generous 21m² laundry room, a bathroom, an access hall, and a corridor, conveniently located next to the 17m² covered parking space.
The first level showcases a stylish, fully equipped open-plan kitchen that flows into a spacious living room. From here, step out into your private terraced garden—a serene retreat shielded from view.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1499 € et 2029€ pour 2021

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.

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LOCAL TAXES

Taxe foncière: **1154 EUR**

NOTES

DESCRIPTION

Nestled in the very heart of Apt's enchanting historic center, this stunning two-bedroom apartment (T3) stands out as a rare and remarkable find. Ideally located within walking distance of all local amenities, including shops, restaurants, and the cinema, it combines the charm of traditional architecture with the comforts of modern living. A private garden and covered parking—a true rarity in this area—add to its unique appeal, making it a coveted opportunity for anyone seeking elegance, convenience, and exclusivity.

A Dual Entrance for Added Convenience
This exceptional property offers two separate entrances to enhance practicality and privacy. Access the apartment directly from the covered parking area, providing seamless convenience, or enter through the beautiful garden with olive trees, which invites you into a tranquil and welcoming outdoor space.

Thoughtfully Designed Ground Floor
The ground floor is designed to optimize utility and functionality. Adjacent to the 17m² covered parking space, you'll find a spacious 21m² laundry room—ideal for storage, organization, or even conversion into a laundry space. A separate bathroom and an access hall complete this level.

A Spacious Living Area Bathed in Light
The first level is the heart of the home, where an impeccably designed, fully equipped open-plan kitchen meets a generously proportioned living area. This inviting space is perfect for entertaining or simply enjoying quiet moments of relaxation. The living area flows seamlessly into the private terraced-garden, a sanctuary shielded from prying eyes. Here, you can bask in the peaceful ambiance, surrounded by views of Apt's charming...