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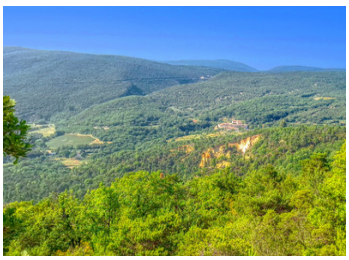
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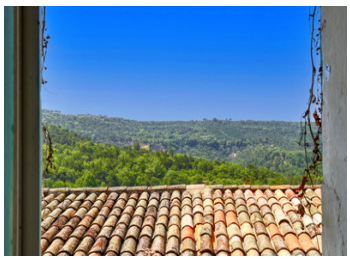
Ref: A38654EKO84 Price: 205 000 EUR

agency fees to be paid by the seller

LUBERON, PROVENCE - Delightful Village Hideaway with Views and Character amidst nature

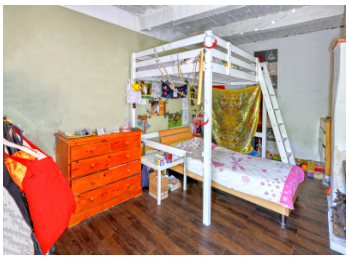






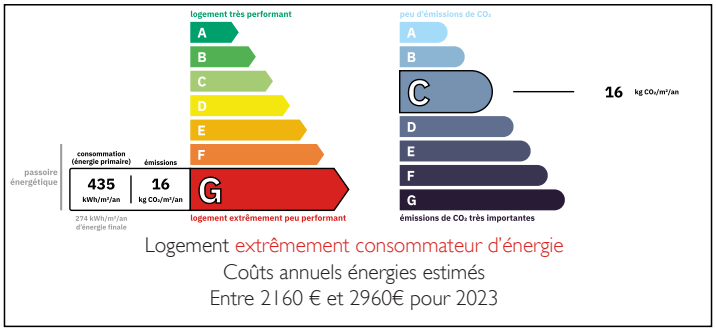








ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2160 € et 2960€ pour 2023

INFORMATION

Town:	Gignac
Department:	Vaucluse
Bed:	1
Bath:	1
Floor:	80 m2
Plot Size:	50 m2

IN BRIEF

Tucked away in a peaceful Luberon village of around 100 inhabitants, this charming stone property is the perfect retreat for nature lovers and those seeking the essence of Provençal life. The house is spread over three levels, with its bright top floor (33 m²) accessible via an exterior stone staircase leading to a small village square. This sunny open-plan space—with kitchen, living area, mezzanine sleeping zone, and rooflights—offers lovely south-facing views over the surrounding mountains.

On the first floor, a separate bedroom, a shower room with shower and sink, and a laundry room with WC. The ground floor features a bakery workshop with a stunning old stone breadoven, still working!

The village, though small, has all the hallmarks of authentic French living: a mairie, a lavoir, a pétanque pitch, a shady bench for village gossip, and a stunning

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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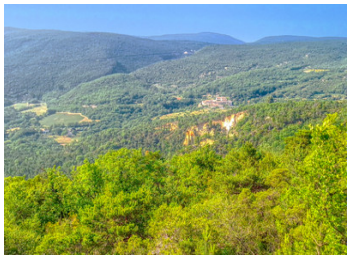
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LOCAL TAXES

Taxe foncière:	**575 EUR**

NOTES

DESCRIPTION

This property is located in the center of a charming village in the heart of the Vaucluse, Provence. With its medieval architecture and timeless atmosphere, the village is a peaceful and picturesque place, surrounded by the forests of the Luberon Regional Natural Park. It offers a unique blend of historic charm and natural beauty.

Here, life unfolds at a gentle pace, with nature all around and magnificent landscapes in every direction—ideal for those seeking calm without being isolated.
A bakery, little supermarket and restaurants are in the next village, only 4 km away.
The nearby town of Apt (approx. 15 km) provides all essential services including schools, supermarkets, restaurants, and a hospital.

For travel connections, the Avignon TGV station is about 1 hour and 15 minutes by car, and Marseille airport is reachable in about 1 hour and 30 minutes.

Feel free to get in touch for more information—I'd be happy to show you around this special property!

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