LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A41017EKO84 Price: 220 000 EUR

agency fees to be paid by the seller

LUBERON, ST. SATURNIN LES APT – Charming property with 2 beds and a spacious garden in a quiet environment.

EXCLUSIVE















INFORMATION

Town:	Saint-Saturnin-lès-Apt
Department:	Vaucluse
Bed:	2
Bath:	1
Floor:	84 m2
Plot Size:	1102 m2

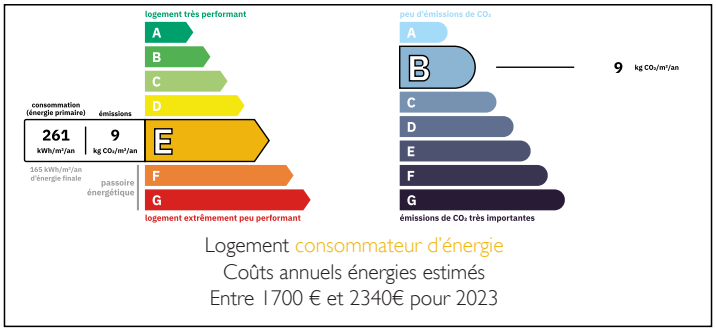
IN BRIEF

Close to the village, this charming single-storey house to renovate enjoys a quiet, private setting just a short walk from local shops. Built in 1974 on a sunny, fully fenced plot of over 1,100 m² with olive trees, it offers around 84 m² of living space, including a bright and spacious living room with fireplace and terrace, an open kitchen, two bedrooms, a recently renovated shower room, separate WC, and a large garage.

The land is entirely constructable, so an excellent opportunity for an investor, artisan, or multi-generation project with e.g. two dwellings.

Structural and energy upgrades are required (cracks, insulation, heating, windows), but the location, sunshine, tranquillity, and layout of the plot make this a rare opportunity with strong potential for added value once completed.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1700 € et 2340€ pour 2023

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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LOCAL TAXES

Taxe foncière:	**738 EUR**

NOTES

DESCRIPTION

Saint-Saturnin-lès-Apt is a charming, ancient Provençal village, crowned by the impressive ruins of an 11th-century castle. Today, it stands as a delightful place to live in the heart of the Luberon. The village offers a variety of local amenities, including bakeries, a butcher, an excellent delicatessen, restaurants, hotels, taverns, and inviting terraces perfect for enjoying a coffee or meal. In addition, there is a post office, a library, town hall, schools, and a large municipal swimming pool.

A weekly market adds to the village's charm, and with over 300 days of sunshine per year, the weather is an additional perk for those who love outdoor living.

As part of the Luberon Regional Natural Park, the village benefits from the preservation of its stunning surroundings. There are numerous paths nearby, ideal for biking, walking, or horseback riding, allowing you to explore the beauty of the region in an environmentally protected setting.

The bustling town of Apt, with its supermarkets, colleges, cinema, and more, is just 10 km away, ensuring all the necessities and entertainment you may need are within easy reach.

For those who need to travel further, the Avignon TGV station is a mere 50 minutes by car, and Marseille Airport is only an hour away, offering excellent connections to the rest of France and beyond.

Feel free to check out the advert for more details, ask for additional information, or plan a visit with me. I'll be delighted to show you this lovely property!

Information about risks to which...