LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44800EKO84 Price: 135 000 EUR

agency fees to be paid by the seller

APT, PROVENCE - Beautiful one-bedroom apartment in the center of Apt with view on a quiet square and a garden

EXCLUSIVE







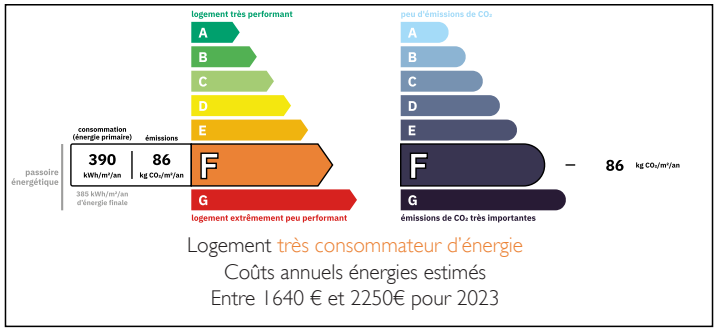








ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 1640 € et 2250€ pour 2023

INFORMATION

Town:	Apt
Department:	Vaucluse
Bed:	1
Bath:	1
Floor:	46 m2
Plot Size:	0 m2

IN BRIEF

In the historic centre of Apt, this charming apartment enjoys a remarkably quiet setting while being just steps away from shops, cafés and local markets. Located on the first floor of a small two-storey building, it offers a pleasant blend of character, light and practicality.

The living room is bright and airy, with two beautiful tall windows opening onto different views: a picturesque square with Roman origins on one side and a peaceful sheltered garden on the other. A lovely south-east facing balcony overlooks the square, perfect for enjoying breakfast in the Provençal sunshine.

The apartment also features a fitted kitchen, a separate toilet and a spacious bedroom with its own en-suite shower room including shower, sink and WC. Gas central heating and useful storage spaces complete the property.

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:	**800 EUR**

NOTES

DESCRIPTION

The town of Apt offers a variety of amenities, including shops, restaurants, cafes, schools, a hospital, museums, and other cultural attractions. Visitors can explore Apt's historic center, with its narrow streets, medieval buildings, and even buildings dating back to Roman times! Apt is also renowned for its lively Provençal market on Saturdays, not to be missed!

Whether you're exploring local markets, enjoying outdoor adventures in the Luberon, or simply relaxing by the pool in the tranquil courtyard, there's something here for everyone to enjoy.

The property is located approximately 75 kilometers (47 miles) from Marseille Provence Airport. The town is also conveniently located (1-hour drive) near the Avignon TGV station, which offers TGV service to destinations across France and Europe.

In terms of the environment, Apt is surrounded by breathtaking natural beauty, including the Luberon Regional Natural Park, which offers hiking, biking, and other outdoor activities. The region is also renowned for its vineyards, lavender fields, ocher quarries, and olive groves.

Don't hesitate to ask me for more information or to schedule a visit; I'll be happy to show you this amazing property!

Co-owned building of 7 units
Provisional annual charges: 80€

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