

APT, PROVENCE – Charming fully renovated old town gem, very quiet, 2 en-suite beds, hidden patio.



INFORMATION

Town:	Apt
Department:	Vaucluse
Bed:	2
Bath:	2
Floor:	70 m ²
Plot Size:	13 m ²

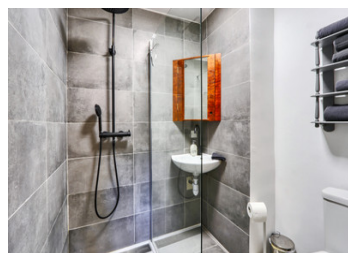
IN BRIEF

Tucked away on a very quiet, traffic-free little street in the historic centre of Apt, this charming old property is full of character and authenticity. Behind its façade lies a beautiful living room with adjoining kitchen, opening onto a pleasant 13 m² patio hidden at the back of the house.

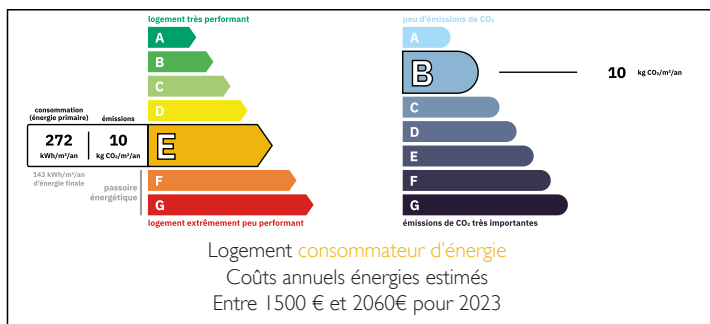
Upstairs are two bedrooms, each with its own en suite shower room with washbasin, WC and shower.

The house was tastefully renovated in 2020 and may be sold furnished.

Original beams, exposed stone walls, antique tiled floors and old glazed window frames create a warm and timeless atmosphere. The property would make a wonderful holiday home, charming permanent residence or attractive rental place as an investment.

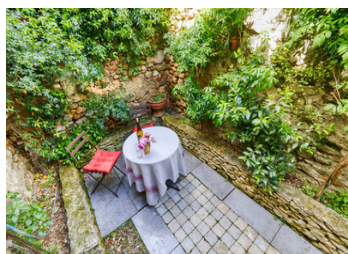


ENERGY - DPE



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: 459 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 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!

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