LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45255EKO84 Price: 120 000 EUR

agency fees to be paid by the seller

BONNIEUX, PROVENCE – Charming gem in historic centre, fully renovated, ideal rental investment















INFORMATION

Town:	Bonnieux
Department:	Vaucluse
Bed:	1
Bath:	1
Floor:	30 m2
Plot Size:	0 m2

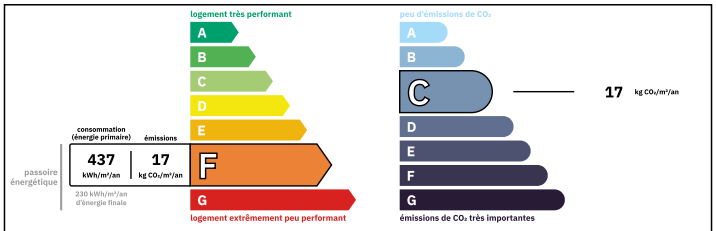
IN BRIEF

Located on a small, quiet street in the heart of the charming village, this delightful character home stands out for its exposed beams, pretty windows, and traditional terracotta floor tiles.

Fully and carefully renovated, it offers all modern comforts while preserving its authentic charm. On the ground floor, there is a living area with kitchenette, as well as a shower room with shower, washbasin, WC, and a laundry space. Upstairs, a bright bedroom completes the property.

Ideally located within immediate reach of local shops, this home is perfect as a turn-key "lock-up-and-go" property, as well as an excellent investment for seasonal rental in the heart of the Luberon.

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1260 € et 1720€ 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.

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LOCAL TAXES

Taxe foncière: **450 EUR**

NOTES

DESCRIPTION

This charming house is located in the heart of Bonnieux, one of the most sought-after villages in the Luberon, Provence, within the Luberon Regional Natural Park. The village has around 1,000 inhabitants and benefits from a privileged location, surrounded by emblematic villages such as Lacoste, Ménerbes, Roussillon and Lourmarin.

Highly popular during the summer season, the village attracts many visitors thanks to its authenticity, ancient stone architecture, Provençal atmosphere, and magnificent panoramic views onto the Luberon and the Mont Ventoux.

Bonnieux offers a true Provençal lifestyle with its local shops, a small supermarket in close proximity, small boutiques, and numerous charming restaurants and cafés, as well as a pharmacy, hairdresser, post office, and notary office. It also has a school, a town hall, and several artisans and art galleries.

Bonnieux also hosts a renowned weekly market every Friday throughout the year, as well as various cultural events during the season (flea markets, concerts, exhibitions).

The surrounding countryside is exceptional: vineyards, garrigue, lavender fields, and sweeping views over the Luberon provide a rare and preserved living environment.

The town of Apt, with its full range of shops and services, is approximately 15 minutes away by car.

Avignon TGV station is accessible in about 50 minutes, and Marseille Provence Airport in approximately 1 hour.

Please do not hesitate to contact me for further information or to arrange a viewing.

Information about risks to which this property is exposed is available on the Géorisques website :