LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A45289EKO84 Price: 1 690 000 EUR

agency fees to be paid by the seller

APT, PROVENCE – Elegant 19th-century home with pool and guest apartments in historic centre







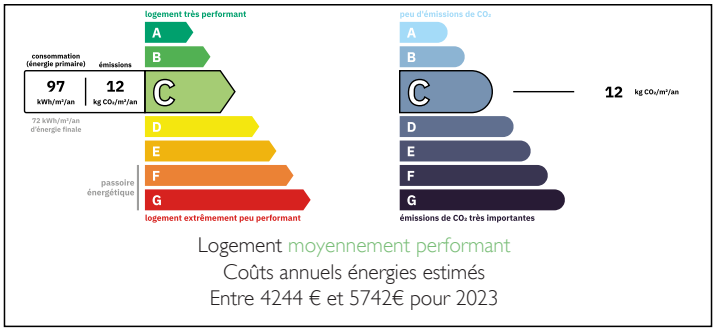








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 4244 € et 5742€ pour 2023

INFORMATION

Town:	Apt
Department:	Vaucluse
Bed:	8
Bath:	8
Floor:	480 m2
Plot Size:	733 m2

IN BRIEF

In the very heart of Apt's historic centre, within a peaceful and sought-after setting, this remarkable 19th-century residence offers an exceptional lifestyle, just steps from shops, restaurants and the renowned Provençal market. Beautifully renovated with respect for its original character, the property combines elegance, generous volumes, natural light and authentic Provençal charm.

The main house, accessed via a private entrance, offers spacious, light-filled rooms, high ceilings and a warm atmosphere. On the garden level, a stunning orangery opens onto the outdoor spaces and garden. A second independent entrance serves four fully fitted independent guest apartments on the upper floors, creating an immediately operational hospitality project.

The south-facing garden features a swimming pool, a rare luxury in the centre of town. A unique historic

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:	**3650 EUR**

NOTES

DESCRIPTION

Thanks to a modern heat pump system providing efficient heating and cooling throughout the property, as well as double glazing, the house offers excellent energy performance and comfortable living in all seasons, while preserving its historic charm.

The charming town of Apt offers a full range of amenities including shops, restaurants, cafés, schools, a hospital, museums, and cultural attractions. Its historic centre is a true delight to explore, with narrow winding streets, beautiful medieval architecture, and traces of Roman heritage still visible today. Apt is also famous for its vibrant Provençal market held every Saturday — a lively and authentic experience not to be missed.

Set in the heart of the Luberon, this remarkable property enjoys an ideal location to embrace the Provençal lifestyle at its finest. Whether strolling through local markets, discovering the surrounding countryside, or simply relaxing in the garden, the setting offers something for everyone.

The area is surrounded by outstanding natural beauty within the Luberon Regional Natural Park, known for its rolling landscapes, vineyards, lavender fields, ochre cliffs, and olive groves. It is a paradise for hiking, cycling, and outdoor living.

The property is conveniently located approximately 75 km from Marseille Provence Airport and just one hour from Avignon TGV station, providing easy access to major French and European destinations.

Please feel free to contact me for further information or to arrange a viewing. I would be delighted to introduce you to this exceptional property.

Information about risks to which this property is exposed is available...