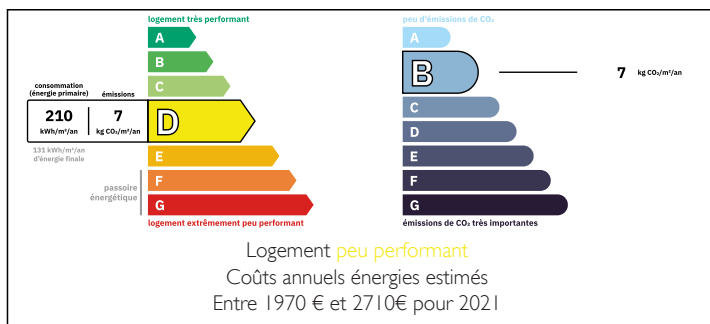


Beautiful 115.80 m family home with swimming pool potential – 1,000 m plot in a quiet, residential area

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Maubec
Department:	Vaucluse
Bed:	3
Bath:	1
Floor:	115 m²
Plot Size:	1000 m²

IN BRIEF

In Maubec, in the heart of the Luberon, this charming 115.80 m² family home enjoys a peaceful residential setting and sits on a landscaped 1,000 m² plot with potential for a swimming pool.

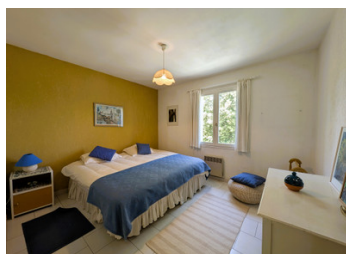
Offering generous living spaces and a warm atmosphere, the property benefits from a privileged lifestyle close to local shops, schools and amenities.

On the ground floor: a pleasant living area with lounge/dining room and an insert fireplace, an open-plan fitted and equipped kitchen, a separate WC, a bright conservatory extending the living space, as well as a lovely adjoining workshop, formerly an artist's painting studio, offering a variety of possibilities.

Upstairs: three bedrooms, a dressing room, a bathroom and a separate WC.

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.



NOTES

DESCRIPTION

Property highlights: a privileged lifestyle setting

This particularly comfortable home offers an enjoyable living environment, close to the town centre, schools, local shops, and all essential amenities, in a sought-after area of Maubec, ideal for family well-being.

About Maubec

Situated on the edge of the Luberon, the village of Maubec is highly regarded for its Provençal authenticity, unspoilt natural surroundings, and desirable quality of life.

Nestled at the foot of the Luberon mountains, it offers a privileged setting between characterful villages, walking trails, and typical Provençal landscapes.

Popular for its peaceful atmosphere and sense of community, Maubec provides essential everyday amenities and benefits from the immediate proximity of Coustellet, with its shops, renowned market, and services.

Its location is also a major advantage: set along the Avignon–Apt route (RD 900), the village allows quick access to Cavaillon (around 10 minutes), the A7 motorway, and Avignon TGV station (around 45 minutes).

A highly desirable location for families and lovers of Provence alike, just minutes from Gordes, Ménerbes, Cabrières-d'Avignon, Oppède-le-Vieux, and some of the most beautiful villages in the Luberon.

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