LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A45614EKO84 Price: 419 000 EUR

agency fees to be paid by the seller

ROUSSILLON, PROVENCE - Charming 2-bedroom home with terrace, garden and semi-inground pool

EXCLUSIVE







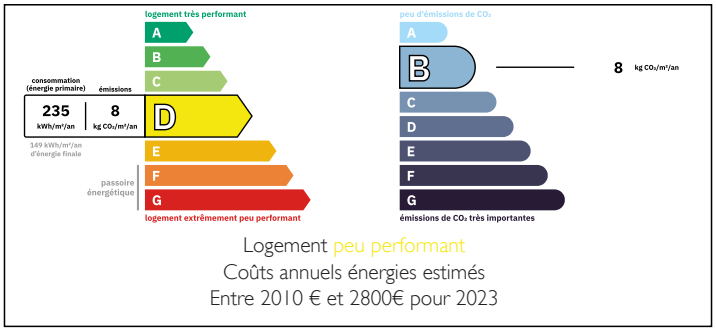








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2010 € et 2800€ pour 2023

INFORMATION

Town:	Roussillon
Department:	Vaucluse
Bed:	2
Bath:	2
Floor:	108 m2
Plot Size:	521 m2

IN BRIEF

Tucked away in complete tranquility within a highly sought-after historic hamlet in the Luberon, this authentic Provençal property captivates with its preserved character and idyllic setting.

Its reverse-layout, typical of the region, brings abundant natural light to the living areas on the upper floor while keeping the lower bedrooms pleasantly cool during the summer.

Access is via an exterior staircase leading to a lovely shaded terrace. The entrance opens into a convivial kitchen flowing into a sunlit living room with pleasant views over the garden.

The upper floor features a bedroom/office. The ground floor accommodates a second bedroom, a bathroom, an additional shower room, and an independent 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.

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LOCAL TAXES

Taxe foncière:	**584 EUR**

NOTES

DESCRIPTION

Location, Surroundings & Practicalities
The setting of this property offers the absolute best of both worlds: complete peace and rural quiet within the hamlet, paired with immediate access to everything that makes the Luberon world-famous.

The Village of Roussillon
You are located just a 5-minute drive from the heart of Roussillon, celebrated globally for its striking ochre cliffs, rich red-and-yellow facades, and its official distinction as one of the Plus Beaux Villages de France (Most Beautiful Villages of France). Living here means you can easily go to town for a morning espresso, explore its labyrinth of historic alleyways, visit its numerous art galleries, or buy fresh, seasonal produce at the vibrant weekly market.

Exploring the Luberon
The hamlet serves as the perfect launchpad for experiencing the Provençal lifestyle. You are surrounded by the stunning landscapes of the Luberon Regional Nature Park, offering endless opportunities for hiking, golden-hour photography, and cycling. The other legendary perched villages of the Golden Triangle—such as Gordes, Bonnieux, Lacoste, and Ménerbes—are all just a short, scenic drive away, each offering its own unique history, local markets, and panoramic views. For food and wine lovers, the immediate area is dotted with exceptional local producers, and renowned vineyards where you can taste the region's finest vintages directly from the cellars.

Accessibility
Despite its tranquil, tucked-away feel, the property is exceptionally well-connected for local and international travel, which is a major asset for a secondary residence or a holiday rental:

Avignon TGV Station: Approximately 50 minutes away,...