

APT, PROVENCE - Spacious Townhouse in Apt with Large Garage & Commercial Potential



INFORMATION

Town:	Apt
Department:	Vaucluse
Bed:	4
Bath:	2
Floor:	187 m2
Plot Size:	210 m2

IN BRIEF

Nestled in a sought-after area of Apt, this beautifully renovated 187 m² home offers a perfect blend of luxury and comfort.

Upon entering the ground floor, you are struck by its massive volume. Ideal for a commercial or professional activity, this level features a dedicated office, a utility room, and a 50 m² double garage with direct access to two cellars, including a wine cellar.

A private lift serves the upper floors. The tour continues into a bright, beautiful living room with a dining area, an equipped kitchen, 4 bedrooms, a bathroom, a shower room, 2 toilets, a laundry room, and a sunroom. Outside, a large terrace with a semi-inground pool and a summer kitchen offers a low-maintenance relaxation space.

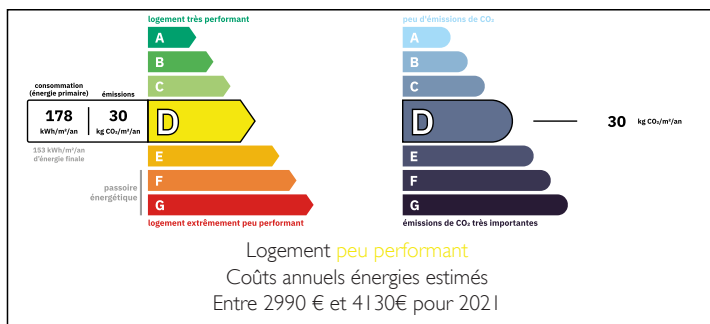
This premium property offers unmatched space and

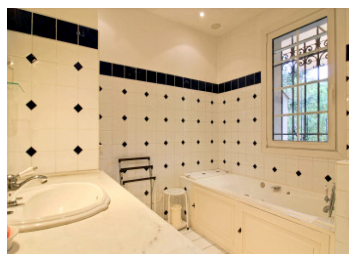
NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract 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.



ENERGY - DPE





DESCRIPTION

The town of Apt offers a variety of amenities, including shops, restaurants, cafes, schools, a hospital, museums, and other cultural attractions. Located right on the Boulevard National, you are just steps away from exploring Apt's historic centre, with its narrow streets, medieval buildings, and even structures dating back to Roman times! Apt is also renowned for its lively Provençal market on Saturdays, not to be missed!

Whether you are exploring local markets, enjoying outdoor adventures in the Luberon, or simply relaxing in your private, low-maintenance outdoor space, there is something here for everyone to enjoy. Plus, returning home with your market treasures is made completely effortless thanks to the home's private lift.

The property is located approximately 75 kilometers (47 miles) from Marseille Provence Airport. The town is also conveniently located just a 1-hour drive from the Avignon TGV station, which offers fast, direct 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 world-class 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>

NOTES