LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46505ATC84 Price: 767 000 EUR

agency fees to be paid by the seller

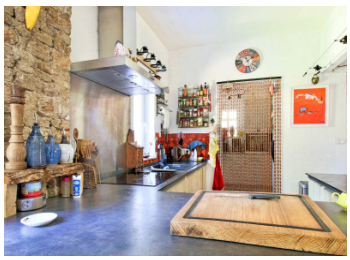
APT, LUBERON — Quiet Provençal Retreat with Established Gîte Business







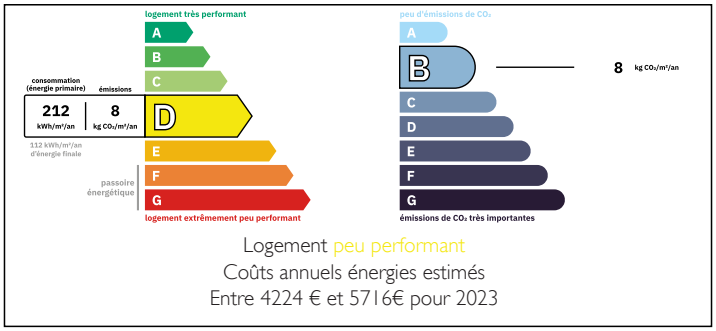








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 4224 € et 5716€ pour 2023

INFORMATION

Town:	Apt
Department:	Vaucluse
Bed:	5
Bath:	3
Floor:	230 m2
Plot Size:	2963 m2

IN BRIEF

Situated between Apt and Bonnieux, this exceptional stone property combines authentic charm, open views, and high-yield rental potential in Provence.

Designed to preserve privacy, the air-conditioned main residence (approx. 120 m²) features a 65.35 m² living/dining room with open kitchen, 2 bedrooms (11.45 m² and 10.75 m²), a 9.70 m² bathroom with bath and shower, a 6.25 m² cellar, a 4.95 m² entrance, a 6.35 m² laundry area, and toilets.

Two independent, air-conditioned gîtes complete the estate:

Gîte 1 (~60 m²): Features a 20.40 m² living room/kitchen, 2 bedrooms (9.10 m² and 11.80 m²), a 6.10 m² shower room, toilets, storage hallway, a private terrace, and access to a traditional 8x4 m swimming pool.

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46505ATC84 Price: 767 000 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière:	**2460 EUR**

NOTES

DESCRIPTION

The town of Apt offers a variety of amenities, including shops, restaurants, cafes, schools, a hospital, museums, and rich cultural attractions. Nestled in a highly sought-after area of Apt, you are just moments away from exploring the historic center with its charm, narrow streets, medieval buildings, and Roman heritage. Apt is also renowned for its world-famous, lively Provençal market on Saturdays—a true local highlight not to be missed!

Whether you are hosting guests in the independent gîtes, enjoying outdoor adventures across the Luberon, or simply unwinding by your new swimming pool, spa, and secret gardens, this property offers an unparalleled Provençal lifestyle. Returning home with your market treasures to your own private oasis makes everyday living completely effortless.

The property is conveniently located approximately 75 kilometers (47 miles) from Marseille Provence Airport. It is also just a 1-hour drive from the Avignon TGV station, offering fast, direct train links to destinations across France and Europe.

In terms of the environment, Apt is surrounded by breathtaking natural beauty in the heart of the Luberon Regional Natural Park, ideal for hiking, biking, and outdoor pursuits. The region is world-famous for its stunning hilltop villages, lavender fields, ochre cliffs, and fine vineyards.

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