LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A46831ATC84 Price: 345 000 EUR

agency fees to be paid by the seller

APT,PROVENCE - Superb Renovated Duplex with Courtyard and Parking in Apt















INFORMATION

Town:	Apt
Department:	Vaucluse
Bed:	2
Bath:	2
Floor:	104 m2
Outside Space:	54 m2

IN BRIEF

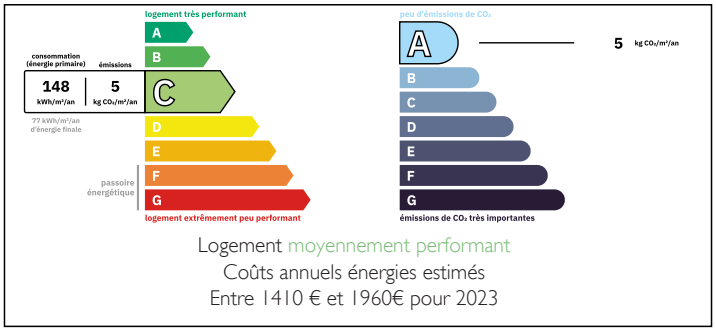
Nestled just a short stroll from the center of Apt, this exceptional, fully renovated duplex offers a seamless blend of contemporary comfort and authentic charm, requiring absolutely no work.

The heart of the home features a magnificent, light-filled living area warmed by a cozy wood-burning stove, complemented by a fully fitted kitchen with a dining space. Upstairs, the apartment offers two spacious master suites, each with its own private bathroom and WC.

Outside, a rare find for a central location, you will enjoy a private courtyard of over 50 m², perfect for outdoor dining, alongside multiple private parking spaces.

With its prime location close to all amenities, this turnkey property is ideal as a permanent residence, a holiday home, or a rental investment.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1410 € et 1960€ pour 2023

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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NOTES

DESCRIPTION

Annual charges around 780 Euros

Apt is a charming town located in the heart of the Luberon region in Provence, southeastern France, known for its picturesque landscapes, rich history, and vibrant culture.

The town is home to numerous amenities, including shops, restaurants, cafés, schools, secondary schools, a hospital, museums, and cultural sites. The historic center of Apt is rich with narrow streets, medieval buildings, and even traces of Roman times. The town is also famous for its unmissable weekly Provençal market on Saturday mornings.

The town center is just a short walk away, and the duplex benefits from an ideal location close to all conveniences. In terms of transport, Apt's central position provides easy access to the Avignon TGV train station in under an hour (approx. 55 km), offering direct high-speed links to Paris and major European cities, as well as Marseille Provence Airport (approx. 70 km away), facilitating domestic and international travel.

Apt is surrounded by breathtaking natural beauty, offering great opportunities for hiking, cycling, and other outdoor activities. The region is also renowned for its vineyards, lavender fields, ochre quarries, and olive trees.

Do not hesitate to contact me for further information or to arrange a viewing — I would be delighted to show you this property.

Co-owned building of 17 units
Provisional annual charges: 780€

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