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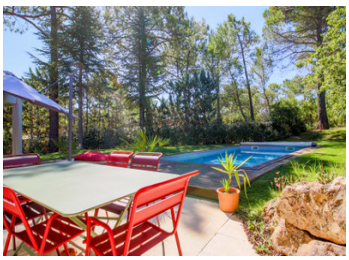
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Ref: A47232ATC84 Price: 450 000 EUR

agency fees to be paid by the seller

ROUSSILLON PROVENCE - Beautiful 4-Bedroom Family Home with Pool and Residence Tennis



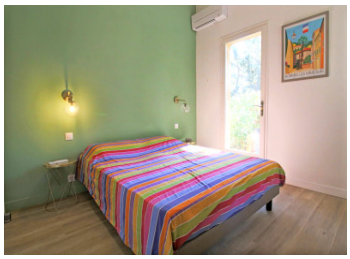




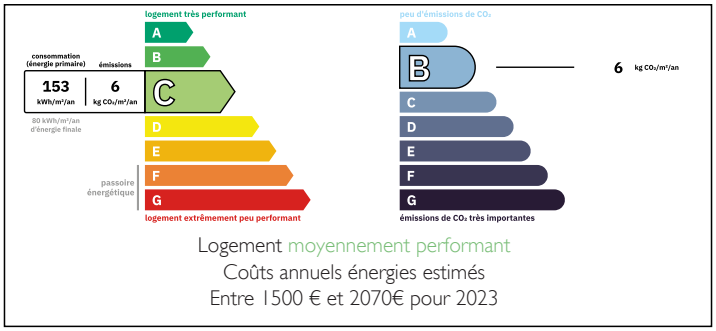








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1500 € et 2070€ pour 2023

INFORMATION

Town:	Roussillon
Department:	Vaucluse
Bed:	4
Bath:	3
Floor:	110 m2
Plot Size:	929 m2

IN BRIEF

Nestled in a peaceful private residence surrounded by characteristic ochre landscapes near Roussillon, this well-maintained family home combines everyday comfort with an effortless indoor-outdoor lifestyle.

Flooded with natural light, the home features a spacious 38 m² living room with a fireplace and reversible air conditioning, paired with an independent kitchen. The versatile layout includes 4 bedrooms and 3 shower rooms.

Designed for the classic Provence lifestyle, the enclosed, well-exposed garden hosts a heated 8x4 m saltwater swimming pool, a technical room with an outdoor shower, and a 19 m² attached garage, with the added potential to set up a pétanque court.

Located within a quiet, well-kept residence featuring green spaces, a renovated communal pool, and a tennis court accessible to residents, the property

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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

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LOCAL TAXES

Taxe foncière:	**1554 EUR**

NOTES

DESCRIPTION

The property is just a short distance from Roussillon, surrounded by characteristic ochre landscapes in a peaceful and serene environment.

While the setting offers a tranquil atmosphere, it remains exceptionally practical. The nearby town of Apt provides comprehensive amenities including major supermarkets, local schools, medical centers, and its world-famous weekly Saturday morning market. For outdoor enthusiasts, the area offers immediate access to the natural beauty of the region for walking and cycling.

This location serves as an ideal base for experiencing the classic Provençal lifestyle. You are surrounded by the iconic perched villages of the Luberon—such as Gordes, Bonnieux, and Roussillon itself—all within a short, scenic drive, offering local bistros, historic architecture, and vibrant seasonal events.

Despite its quiet, tucked-away setting, the property is well-connected for regional and international travel:

Avignon TGV Station (~1 hour): High-speed rail links connecting to Paris in under 3 hours.

Marseille Provence Airport (~1 hour and 15 minutes): Direct flights to major European and international destinations.

A7 Motorway: Easily accessible for travel down to the Mediterranean coast or up through the Rhône Valley.

Whether you are looking for an easy-to-manage holiday retreat or a comfortable permanent family home, this property offers excellent potential. Combining a well-maintained layout with access to a private heated pool, a tennis court, and a secure residential environment, it represents a fantastic opportunity in the local market.