LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A47384EKO84 Price: 245 000 EUR

agency fees to be paid by the seller

ROUSSILLON, PROVENCE – Charming, bright new studio, modern and comfortable, in an authentic hamlet amid nature

EXCLUSIVE







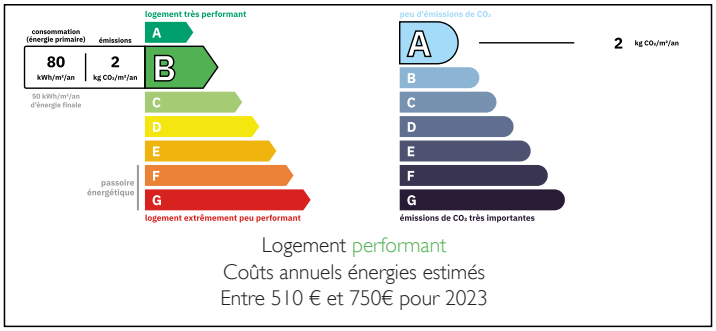








ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 510 € et 750€ pour 2023

INFORMATION

Town:	Roussillon
Department:	Vaucluse
Bed:	1
Bath:	1
Floor:	63 m2
Plot Size:	20 m2

IN BRIEF

Set in an idyllic location in the heart of an authentic Provençal hamlet, this charming studio, built in 2023, offers around 62 m² over two levels and an excellent energy rating of A.

The 48 m² ground floor is bright and inviting, with a spacious living area featuring a fully glazed façade, an open-plan kitchen and dining area. A utility/storage room and separate WC complete this level.

Upstairs, the 22 m² mezzanine provides a bedroom and a shower room with shower, washbasin and WC.

Outside, a 20 m² area offers the opportunity to create a lovely terrace or relaxing outdoor space, with room for a jacuzzi.

The property is tucked away in a charming stone-lined lane, within a beautifully preserved 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.

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LOCAL TAXES

Taxe foncière: **220 EUR**

NOTES

DESCRIPTION

Roussillon is a truly exceptional place to experience the beauty and lifestyle of Provence. Set amidst rolling hills, vineyards, olive groves and the spectacular landscapes of the Luberon, the village is famous for its striking red and golden ochre cliffs and is officially recognised as one of France's Plus Beaux Villages.

Just 5 minutes by car from the property, Roussillon offers a delightful selection of cafés, restaurants, galleries and local shops, as well as a lively Provençal market. Wander through its ochre-coloured lanes, follow the beautiful walking trails through the surrounding countryside, or simply enjoy a leisurely lunch on a sunny terrace. The Luberon offers endless opportunities for hiking, cycling, exploring charming hilltop villages and discovering local vineyards and domaines.

Despite its peaceful and rural setting, the property is conveniently located. Marseille Provence International Airport is around 1 hour away, while the TGV stations at Avignon and Aix-en-Provence can both be reached in approximately 1 hour 10 minutes, providing easy connections to Paris and beyond.

Whether as a permanent residence, a holiday home or a rental investment, this property offers an appealing combination of Provençal charm, nature and accessibility. Its location and layout also give it excellent potential for seasonal rentals.

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