LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A47449EKO84 Price: 595 000 EUR

agency fees to be paid by the seller

ST.SATURNIN LES APT, PROVENCE - Bright eco-friendly home with gîte, workshop, garden & excellent energy rating

EXCLUSIVE







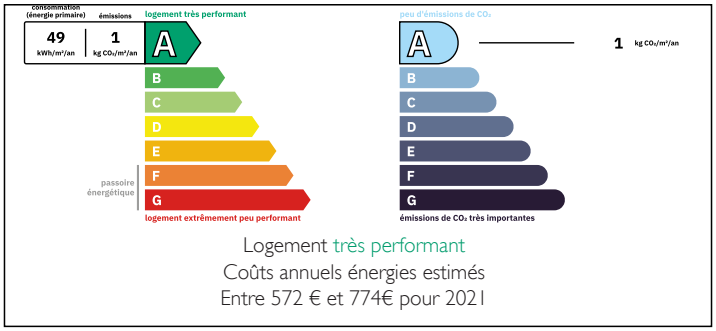








ENERGY - DPE



Logement très performant
Coûts annuels énergies estimés
Entre 572 € et 774€ pour 2021

INFORMATION

Town:	Saint-Saturnin-lès-Apt
Department:	Vaucluse
Bed:	4
Bath:	2
Floor:	156 m2
Plot Size:	1524 m2

IN BRIEF

Close to the charming village of Saint-Saturnin-lès-Apt, in a peaceful setting near numerous walking trails, this 2018 property offers a wonderful quality of life in the heart of nature.

Set on 1,524 m² of shaded land, it comprises three high-quality timber-framed buildings, with excellent insulation, solar panels and DPE A.

The main house of approx. 126 m² offers a lovely living area with open-plan kitchen, two large south-facing windows opening onto the terrace and garden, a spacious utility room and WC.

Upstairs are 3 bedrooms, a bathroom and the possibility of a 4th bedroom or office. An independent 30 m² gîte offers good rental potential for two people.

The land is suitable for a swimming pool and

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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.

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LOCAL TAXES

Taxe foncière:	**1034 EUR**

NOTES

DESCRIPTION

A few additional features are worth highlighting. The house is equipped with six photovoltaic panels under a feed-in tariff contract that remains valid for approximately 18 years, currently generating an income of around €700 per year.

The independent 30 m² gîte comprises a living room with open-plan kitchen, a bedroom and a shower room with WC. It has two private parking spaces and offers good potential for seasonal or year-round rental.

The garden also includes a workshop of approximately 20 m², suitable as a DIY or storage space, but potentially also for a professional or artistic activity, or conversion into a garage, subject to the necessary permissions. A flexible water tank with irrigation system provides a rainwater reserve for the garden and vegetable plot. The land is suitable for a swimming pool. The main house has a carport equipped with an electric charging point.

Saint-Saturnin-lès-Apt is a charming old Provençal village, dominated by the impressive ruins of an 11th-century castle. Today, it offers a pleasant setting in the heart of the Luberon. The village has a good range of local amenities, including bakeries, a butcher, an excellent delicatessen, restaurants, hotels, taverns and welcoming terraces for enjoying a coffee or meal. There is also a post office, library, town hall, schools and a municipal swimming pool.

A weekly market adds to the village's appeal, while more than 300 days of sunshine a year make the climate a real asset for those who enjoy outdoor living.

Part of the Luberon Regional...