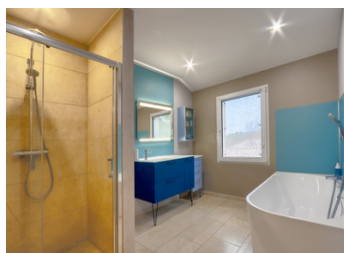


ST.SATURNIN LES APT, PROVENCE - Bright eco-friendly home with gîte, workshop, garden & DPE A

EXCLUSIVE



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.

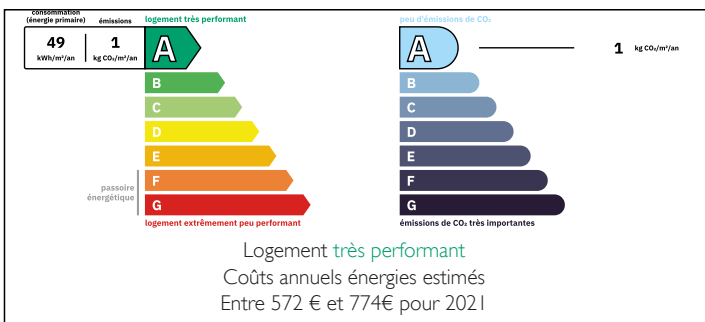
Set on 1,524 m² of shaded land, it comprises three high-quality timber-framed buildings, with excellent insulation and DPE A.

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.

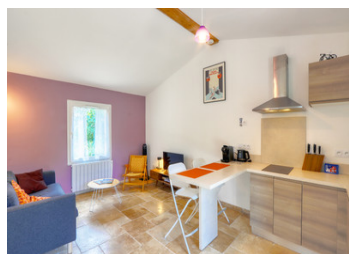
The land is suitable for a swimming pool and

ENERGY - DPE



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.



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 two-car 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...

LOCAL TAXES

Taxe foncière: 1034 EUR

NOTES