

SAULT - VAUCLUSE - Splendid character house in a peaceful cedar park in the heart of the village.



INFORMATION

Town:	Sault
Department:	Vaucluse
Bed:	4
Bath:	2
Floor:	130 m2
Plot Size:	1758 m2

IN BRIEF

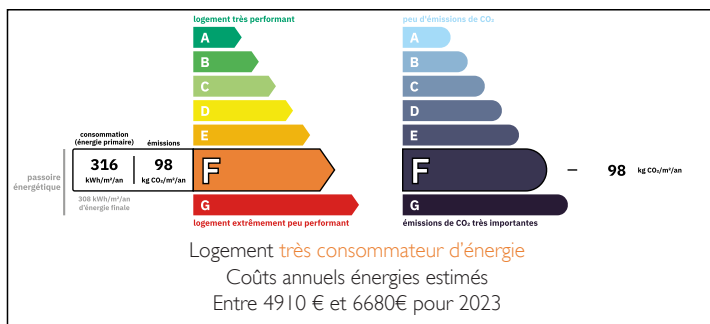
Rare opportunity in the heart of the village: this magnificent stone house, nestled in a quiet and residential neighborhood, surrounded by majestic cedars. The house, with its unique tower and splendid clover-shaped Provençal tiles, offers an exceptional living environment. It comprises three bedrooms, including a master suite, as well as a room that can serve as a guest bedroom.

The living room and dining room, with their generous spaces, are enhanced by an open fireplace, creating a warm and inviting atmosphere. The Provençal kitchen, facing west, opens onto one of the two terraces, while a large, covered, and bright veranda, facing east, is ideal for sunny breakfasts.

You can fully enjoy this wooded park throughout the day. This unexpected haven of peace in the heart of the village is an invitation to serenity and a gentle way of life. Don't...

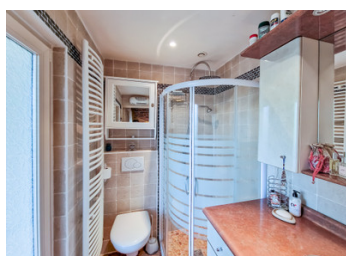
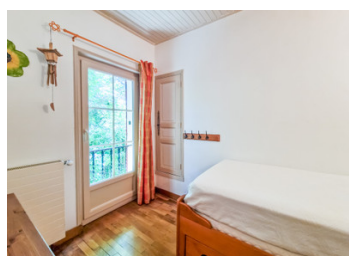


ENERGY - DPE



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

This little hidden gem in the charming village of Sault, just a few steps from its shops, offers a peaceful living environment, nestled in a quiet neighborhood away from prying eyes. The park, completely fenced, with a possibility to build a swimming-pool, stands out with its impeccably maintained pathways, adorned with lavender flowers and magnificent blue cedar trees.

The stone house, with its distinctive look thanks to its central tower, is a true haven of peace. It is equipped with solar panels, a water softener, and benefits from an oil and electric heating system. The double glazed windows have mosquito screens, allowing, along with ceiling fans, to leave the windows open to enjoy cool and pleasant summer nights.

At 760 meters above sea level, Sault enjoys hot days accompanied by the song of cicadas and nights of extremely appreciated mildness.

In this lovely medieval village perched on its rock, Sault, despite being distant from cities, offers many artisanal shops, a supermarket, pharmacy, doctor, schools, and a middle school, as well as a bus for public transport to Carpentras. The nearest cities by car are:

Carpentras: 40 minutes

Apt: 40 minutes

Marseille-Provence Airport: 1 hour 30 minutes

Avignon TGV station: 1 hour 10 minutes

Sault appears to be "protected" by a combination of factors: its altitude, the influence of Mont Ventoux, an isolated plateau, and a drier climate. This doesn't make the village invincible, but it does significantly reduce the frequency and intensity of climate-related disasters compared to lower or more exposed areas.

If...

LOCAL TAXES

Taxe foncière: 2058 EUR

Taxe habitation: EUR

NOTES