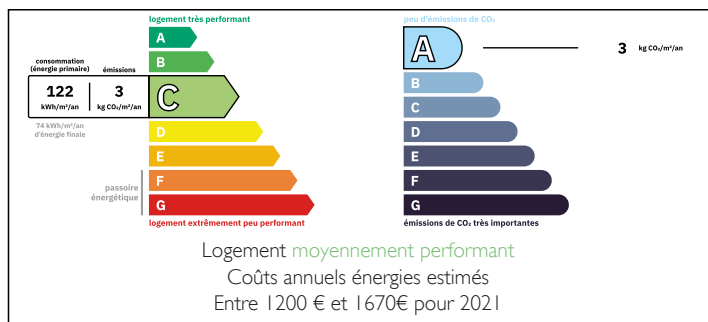


LUBERON, ST. SATURNIN LES APT - Lovely spacious 7-beds property with a pool and garden in a quiet setting.



ENERGY - DPE



INFORMATION

Town:	Saint-Saturnin-lès-Apt
Department:	Vaucluse
Bed:	7
Bath:	3
Floor:	190 m2
Plot Size:	1800 m2

IN BRIEF

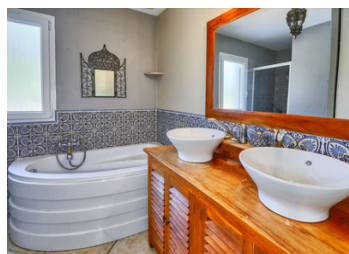
Close to the charming village of St Saturnin-lès-Apt, in Provence, this modern house is spacious, bright, and very welcoming.

It comprises:

- A large living room with an American kitchen and bay windows, opening onto a large terrace. Under the shaded pergola, you can enjoy life all year round.
- On one side of the living room, a bathroom and 4 bedrooms, each with bay windows opening to the garden.
- On the other side, a master suite with a private terrace, WC, and shower room.
- Upstairs, a 6th bedroom with a shower room and terrace offering a magical view of the ochres of Roussillon.

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.



LOCAL TAXES

Taxe foncière: 1200 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This property was built in 2006, with an extension in 2015. It combines the pleasure of living peacefully and comfortably in Provence, with the conveniences of your social and/or professional life.

It is nestled in an elegant setting in a quiet environment at only 7 minutes from Saint Saturnin les Apt.

The village offers bakeries, a butcher, a supermarket, a grocery store, hairdresser, restaurants, bistros, a school, a tennis club, large swimming pool and lots of other facilities to enjoy the village life. There is a nice weekly market and in summer a beautiful flea market where you still can find treasures.

The Monts du Vaucluse are perfect for hiking and visiting sites such as the Ochre quarries of Roussillon, the surrounding lavender fields, several Roman towns like Apt, Cavaillon and of course Avignon.

Famous villages like Gordes, Roussillon, Lacoste and Ménéribes are nearby.

In the surroundings you will find many vineyards offering high-quality, often organic wines, as well as local producers of delicious fruits and vegetables.

The proximity to Apt is definitely an advantage, with its historic center, its huge Saturdays market, its nice shops and lovely restaurants, but also all kind of convenient supermarkets, colleges, its hospital etcetera.

Major companies provide here a dynamic employment area.

The Avignon TGV station is about 45 minutes away, and Marseille Airport is 85 km away.

The already spacious property still has an additional building potential of over 100m². Connected to fiber optics and mains drains, it offers peace of mind...