

Ref: A33938NDL84

Price: 384 000 EUR

agency fees to be paid by the seller

Luberon Apt, in the center of the town, 2 bedroom luxury appartment with garden and private parking area.



# INFORMATION

Town: Apt

Department: Vaucluse

Bed: 2

2 Bath:

Floor: 113 m2

Outside Space: 31 m2













#### IN BRIEF

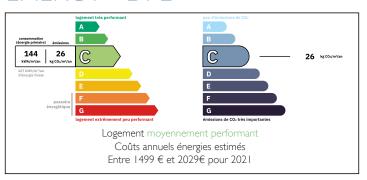
Nestled in the heart of Apt's historic center, just steps away from shops and the cinema, this stunning two-bedroom apartment (T3) offers a rare blend of charm, practicality, and comfort. Featuring a private garden and covered parking.

The property boasts two separate entrances: one through the parking area and the otherone via the beautifully terraced garden.

On the ground floor, you'll find a generous 21m2 laundry room, a bathroom, an access hall, and a corridor, conveniently located next to the 17m<sup>2</sup> covered parking space.

First level showcases a stylish, fully equipped open-plan kitchen that flows into a spacious living room. From here, step out into your private terraced garden—a serene retreat shielded from view.

## FNFRGY - DPF



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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: 1154 EUR

Taxe habitation: EUR

## **NOTES**

## DESCRIPTION

Nestled in the very heart of Apt's enchanting historic center, this stunning two-bedroom apartment (T3) stands out as a rare and remarkable find. Ideally located within walking distance of all local amenities, including shops, restaurants, and the cinema, it combines the charm of traditional architecture with the comforts of modern living. A private garden and covered parking—a true rarity in this area—add to its unique appeal, making it a coveted opportunity for anyone seeking elegance, convenience, and exclusivity.

#### A Dual Entrance for Added Convenience

This exceptional property offers two separate entrances to enhance practicality and privacy. Access the apartment directly from the covered parking area, providing seamless convenience, or enter through the beautiful garden with olive trees, which invites you into a tranquil and welcoming outdoor space.

#### Thoughtfully Designed Ground Floor

The ground floor is designed to optimize utility and functionality. Adjacent to the  $17m^2$  covered parking space, you'll find a spacious  $21m^2$  laundry room—ideal for storage, organization, or even conversion into a laundry space. A separate bathroom and an access hall complete this level.

#### A Spacious Living Area Bathed in Light

The first level is the heart of the home, where an impeccably designed, fully equipped open-plan kitchen meets a generously proportioned living area. This inviting space is perfect for entertaining or simply enjoying quiet moments of relaxation. The living area flows seamlessly into the private terraced-garden, a sanctuary shielded from prying eyes. Here, you can bask in the peaceful ambiance, surrounded by views of Apt's charming...