

SAINT CHRISTOL, PROVENCE – Charming village property with courtyard and garden. Southfacing and very quiet.



INFORMATION

Town:	Saint-Christol
Department:	Vaucluse
Bed:	3
Bath:	2
Floor:	110 m2
Plot Size:	338 m2



IN BRIEF

Nestled away from prying eyes, this little gem of a property of approx. 110 m² will charm you with its authentic character, idyllic garden and surprisingly generous volumes.

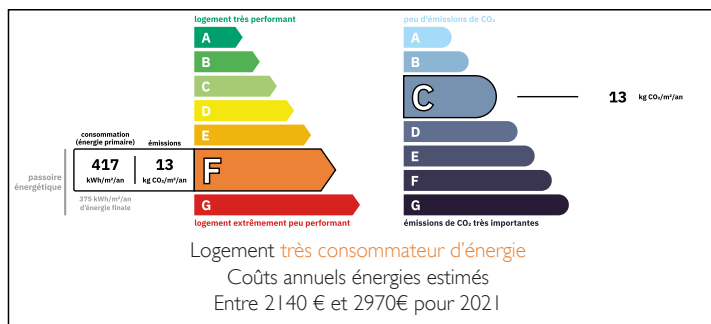
A central staircase leads to a lovely living area and a bright dining room with open kitchen. Also on this level: a shower room with WC.

On the upper level, there are two large bedrooms with storage space, a bathroom, separate toilet, and a space for e.g. an office or extra bed.

The attractively converted attic provides an additional occasional bedroom and a cosy retreat. Two large cellars complete the property.

Outside there is a large sunny courtyard with a lovely lime tree, a barbecue area, a shelter for your car, as well as a nice garden (pool is possible).

ENERGY - DPE



In winter, the large wood-burner is sufficient to heat

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

In the heart of the village of Saint-Christol-d'Albion, you'll enjoy an exceptional natural setting within the Luberon Regional Natural Park.

Here, life flows gently to the rhythm of hikes on Mont Ventoux, scenic bike rides along picturesque trails, and cave explorations with the local caving club.

The village offers essential amenities: a bakery, café, grocery store, pharmacy, and a medical practice.

For families, there's a nursery and primary school in the village. For secondary education, a school bus takes students to the nearby village of Sault.

Provençal markets, local festivals, and the warmth of the community bring life to the village with authenticity and simplicity.

Conveniently located and well connected, Saint-Christol-d'Albion is just:

- 30 minutes from Apt
- 40 minutes from Carpentras
- 45 minutes from Avignon, with a TGV station offering direct access to Paris and Lyon
- Less than 30 minutes from Avignon airport (for a few destinations)
- About 1h30 from Marseille-Provence airport (for a wider range of flights)

LOCAL TAXES

Taxe foncière: 800 EUR

NOTES

Whether you're a family seeking a peaceful retreat, a creative soul in search of inspiration, or a remote worker looking for a serene environment, this charming house is a true haven waiting to be discovered.

Don't hesitate to get in touch with me, I'll show you this gem with pleasure!

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>