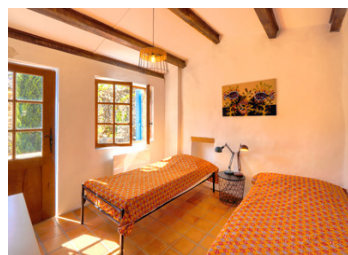


VILLARS, PROVENCE - Charming southfacing property with garden and rooftop terrace in a lovely hamlet.

EXCLUSIVE



## INFORMATION

Town:	Villars
Department:	Vaucluse
Bed:	3
Bath:	2
Floor:	97 m <sup>2</sup>
Plot Size:	166 m <sup>2</sup>

## IN BRIEF

Set in a lovely authentic hamlet, this charming property offers a peaceful lifestyle.

A lovely garden of approximately 30 m<sup>2</sup> leads you to two entrances of the house.

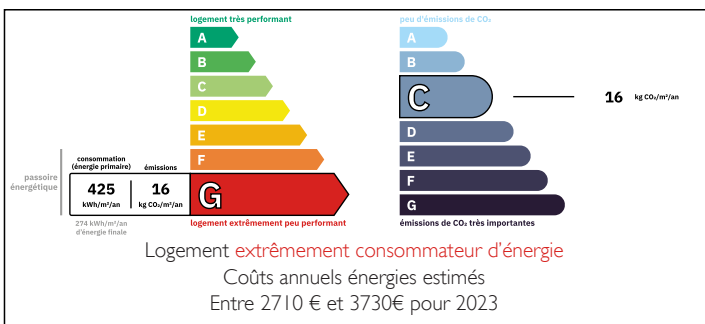
It combines former ruins dating from around 1800, renovated over time, notably in the 1960s and again in 2021.

On the ground floor: a cosy country kitchen/living (15 m<sup>2</sup>) with original floor tiles, a bathroom (6 m<sup>2</sup>) and a separate WC. A few steps up, the living room (16 m<sup>2</sup>) with fireplace opens onto the garden.

Upstairs are three bright bedrooms. One (9 m<sup>2</sup>) has a small balcony, another (16 m<sup>2</sup>) is more spacious and includes a shower room (shower, sink, WC), and a third room (7 m<sup>2</sup>) with a small kitchenette leads to a stunning rooftop terrace (10 m<sup>2</sup>) with beautiful views over the Luberon valley.

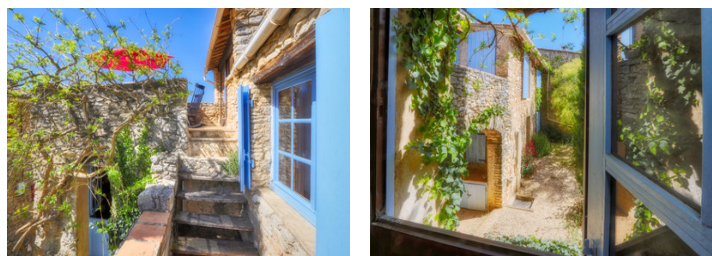
An additional room (16 m<sup>2</sup>)...

## 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

Villars is a small, charming village in the Luberon Regional Natural Park that has retained its Provençal soul and offers an excellent quality of life, both in summer and winter. It is made up of seven hamlets, and this is one of them. The hamlet still features a beautiful lavoir (washhouse), a large plane tree, a chapel up in the hills, a few small streets, and friendly residents who look out for one another.

Surrounded by cherry orchards, olive groves, lavender fields and truffle woods, with the Monts de Vaucluse behind it and close to the stunning Colorado Provençal with its incredible colours, the setting is truly exceptional. In both areas, you can walk, cycle, ride horseback or explore further by car or motorbike. The landscapes change at every turn and often feel like a painting: lavender hues, poppies, cherry blossoms, sunflower fields, ochres and the deep blue Provençal sky... all right on your doorstep.

Villars offers an excellent wood-fired bakery, a bar, several restaurants, a post office, a primary school and a town hall. In summer, there is also a small weekly market.

Other closeby villages are Rustrel and St.Satumin les Apt.

The town of Apt is just a 10-minute drive away, with supermarkets, a cinema, secondary schools, a hospital and medical services and, of course, its famous Saturday Provençal market.

The property is about one hour from the Avignon TGV station and one and a half hours from Marseille airport.

This listing includes 360° photos and floor plans...

## LOCAL TAXES

Taxe foncière: **632 EUR**

Taxe habitation: **EUR**

## NOTES