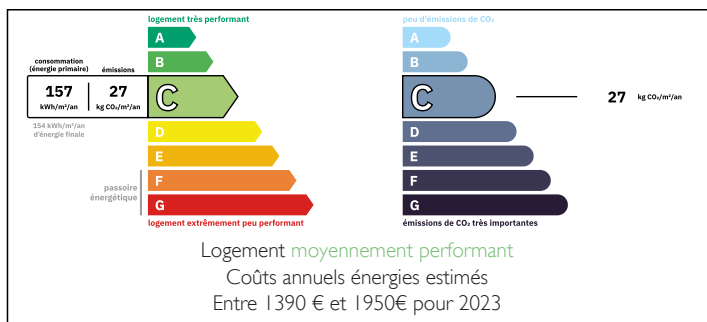


APT, PROVENCE – Charming 3-bedroom home with sunny terrace, garden, garages, open views and pool-ready plot

EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Apt
Department:	Vaucluse
Bed:	3
Bath:	2
Floor:	125 m <sup>2</sup>
Plot Size:	1 104 m <sup>2</sup>

## IN BRIEF

Just a few minutes from the centre of Apt, this attractive 125 m<sup>2</sup> house combines peace, comfort and practicality. Set on a south-facing, landscaped 1,100 m<sup>2</sup> plot, it enjoys open views towards the Luberon and offers pleasant outdoor space with swimming pool potential.

The main living area features a bright and welcoming lounge with an open-plan kitchen, extended by a large renovated terrace, partly covered, ideal for long Provençal evenings outdoors.

On the ground floor you will find a master bedroom, a bathroom and a separate WC. The half-level offers two further bedrooms, a shower room and an additional WC.

Two spacious garages add real everyday convenience, suitable for parking, storage or a workshop.

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

Micropile structural reinforcement works have been completed with a budget exceeding €200,000 and are covered by a ten-year warranty valid until January 2035, providing strong reassurance for future owners regarding the building's stability.

The property has also been fully refreshed, including repainting of all interior spaces, exterior façades and shutters, resulting in a clean, well-cared-for home that is ready to move into immediately.

The town of Apt offers a variety of amenities, including shops, restaurants, cafes, schools, a hospital, museums, and other cultural attractions. Visitors can explore Apt's historic center, with its narrow streets, medieval buildings, and even buildings dating back to Roman times! Apt is also renowned for its lively Provençal market on Saturdays, not to be missed!

Whether you're exploring local markets, enjoying outdoor adventures in the Luberon, or simply relaxing by the pool in the tranquil courtyard, there's something here for everyone to enjoy.

The property is located approximately 75 kilometers (47 miles) from Marseille Provence Airport. The town is also conveniently located (1-hour drive) near the Avignon TGV station, which offers TGV service to destinations across France and Europe.

In terms of the environment, Apt is surrounded by breathtaking natural beauty, including the Luberon Regional Natural Park, which offers hiking, biking, and other outdoor activities. The region is also renowned for its vineyards, lavender fields, ocher quarries, and olive groves.

Don't hesitate to ask me for more information or to schedule a visit; I'll be happy to show you this amazing property!

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Information about risks to which...

## LOCAL TAXES

**Taxe foncière:** 1770 EUR

**Taxe habitation:** EUR

## NOTES