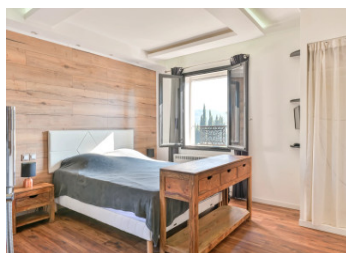
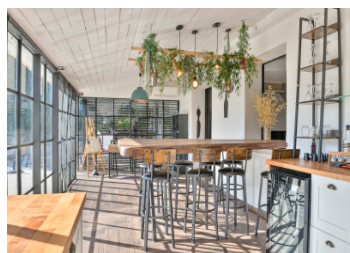


APT, PROVENCE – Beautiful and fully Renovated 3-Bed Property with Garden, stunning Pool & Garage



INFORMATION

Town:	Apt
Department:	Vaucluse
Bed:	3
Bath:	2
Floor:	127 m2
Plot Size:	1000 m2

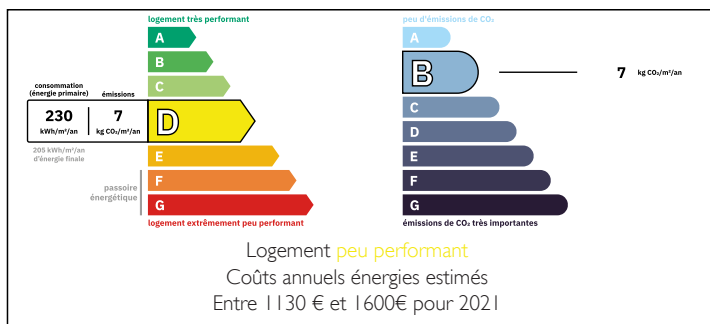
IN BRIEF

An Exceptional & Charming Haven in Apt
Imagine driving up to the peaceful heights of Apt, where this beautiful south-facing property offers the perfect mix of modern luxury and quiet country living, just minutes from the vibrant town center.

Step inside to a grand lounge featuring an elegant insert fireplace that flows naturally into a stunning glass sunroom, blurring the lines between indoor luxury and the pool deck. The intelligent layout offers optimal privacy: two comfortable bedrooms sit on the ground floor, while the entire top level is dedicated to a lavish master suite complete with a walk-in dressing room, soaking tub, and walk-in shower.

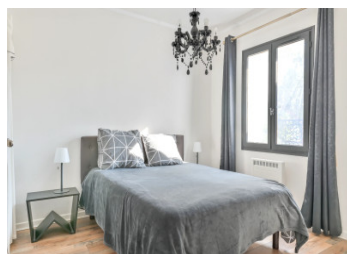
Outside, the fully enclosed landscaped grounds serve as your private resort. It is a true haven of peace, perfect for relaxation, hiking, and convivial moments under the glorious sun of the Luberon.

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

Key Property Features

Living Space: 41 m² lounge seamlessly extending into a bright glass conservatory and the outdoor terrace.

Accommodations: 3 bedrooms total, including a private top-floor primary suite and 2 ground-floor bedrooms.

Resort-Style Outdoors: 1,000 m² plot featuring an extra-large 11m x 5m swimming pool, a fully equipped summer kitchen, and an authentic pétanque court.

Premium Amenities: air conditioning, integrated home cinema system, outdoor Hi-Fi audio, security cameras, and high-speed fiber-optic internet.

Bonus Potential: A 36 m² garage and workshop, perfectly suited for conversion into an independent guest studio or a premium home office.

The Location & Lifestyle: Surprisingly quiet and private, yet just minutes from Apt's shops, schools, hospital, and famous Saturday Provençal market. Step right outside into local hiking trails past vineyards and lavender fields.

Travel Connectivity: Access to the Avignon TGV station (1 hr), with the Marseille-Marignane Airport approximately 1.5 hours away.

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

LOCAL TAXES

Taxe foncière: 1641 EUR

NOTES