

## Large Provencal village house

EXCLUSIVE



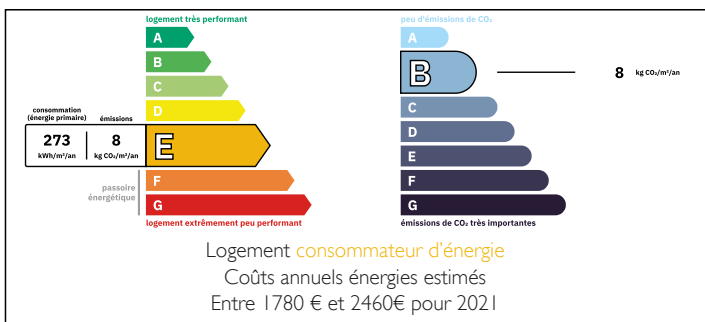
## INFORMATION

Town:	La Motte-d'Aigues
Department:	Vaucluse
Bed:	3
Bath:	2
Floor:	132 m2
Plot Size:	15 m2

## IN BRIEF

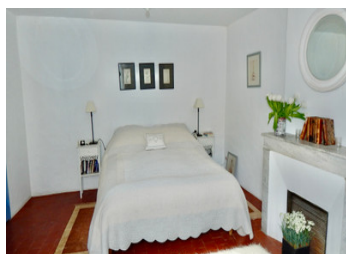
La Motte d'aigues is a well situated village in the heart of the Luberon National Park. The surrounding areas and similar villages are famous for its beauty, landscapes of Lavender, Olive groves, vineyards and Historical events. 15 k from Pertuis, a large Market Town with all amenities, and 25 k from the heart of Provence, Aix en Provence. Marseille airport an hour away, TGV links direct to Aix from London. Cucuron and Lourmarin, where Peter Mayle wrote his books which became best sellers "A day in Provence" are the neighbouring villages, lots of sun, life style and culture to absorb.

## 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

The house is situated within the village streets, with a curbside front door leading straight into the sitting/dining room. A lovely bright room, with elegant vaulted ceilings and a cosy wood burner. Original floor tiles still in use. On the left is the large and again very bright kitchen, dining area downstairs wc, again with a vaulted ceiling. Free standing kitchen equipment. Ground floor back bedroom with vaulted ceiling and an ensuite bathroom.

Large double patio doors leading on to the road, this space was a former shop.

Up the sweeping tiled stairs to the first floor. On the right a small bedroom, ideal for bunk beds, followed by the master bedroom, a large and bright elegant room with a marble fireplace. Ensuite wc and shower room. Up another sweeping tiled flight of stairs to the Mezzanine which could also be classed as a fourth bedroom, for extra guests. Direct access on to the roof terrace equipped with a brick bbq and great views across the rooftops and hills of the Luberon National Park. Parking places available close to the house.

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES