

LUBERON, VILLARS - Charming dream house in Provence with old features, pool and garden amidst nature!

EXCLUSIVE



INFORMATION

Town:	Villars
Department:	Vaucluse
Bed:	2
Bath:	1
Floor:	76 m2
Plot Size:	1725 m2

IN BRIEF

Discover this lovely Provencal house in a very quiet hamlet close to Villars in the Luberon. This charming south facing home is tastefully furnished and decorated with a rustic charm that is typical of the region. Back in 1700 it used to be an old stable, but now it has been tastefully renovated.

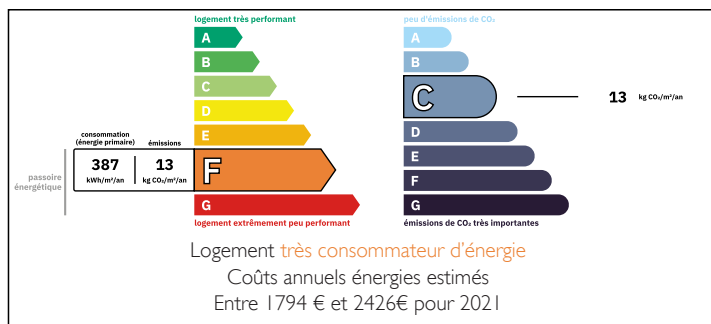
It boasts an equipped kitchen with a dining space and a cozy living room. Two comfortable bedrooms, a bathroom with shower and wc completes the upstairs layout.

The non-attached garden offers plenty of space for outdoor dining, relaxing amidst nature or just lounging by the pool. The pool is a sparkling gem that's sure to keep you cool during the hot summer months.

This property offers the perfect blend of comfort and natural beauty for a happy time by your own, with friends or with family.



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 property is located in a very quiet hamlet with just a few inhabitants, mostly non-residential. It is connected to the mains drains. Heating by a nice fireplace in the living room and by electric heaters. The roof was redone in 2008.

There is a possibility to buy the furniture with it.

The property is nestled amidst nature, which makes it an ideal location for outdoor enthusiasts. You can go for a hike or a bike ride along the nearby trails and discover the stunning scenery of the Luberon with its lavender fields, ochre quarries, vineyards and pretty villages. If you prefer to explore the local villages, there are plenty of them within a short drive, including the picturesque Villars, which is just a stone's throw away.

The village of Villars is one of the prettiest and unspoiled typical French villages, located on top of a little hill, with a beautiful central square under high plane trees, where the locals meet up for the latest gossips.

The baker of Villars still bakes his delicious bread in a woodfired oven. Further there is a post office, a town hall, a primary school, the famous Bar des Amis (a must see) and several restaurants.

The town of Apt is just 10 minutes drive away and it has all kind of shops, schools, supermarkets, a hospital, busconnections, restaurant and a famous Provençal market on Saturday mornings.

The TGV of Avignon is about 1h15 drive away and the Airport of Marseille about 1h30 drive...

LOCAL TAXES

Taxe foncière: 500 EUR

Taxe habitation: EUR

NOTES