

LUBERON, PROVENCE - Magnificent mansion of 5 floors; spacious, quiet, with pool and private courtyard



## INFORMATION

Town:	Apt
Department:	Vaucluse
Bed:	5
Bath:	3
Floor:	443 m2
Plot Size:	114 m2

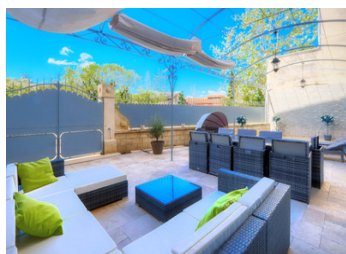
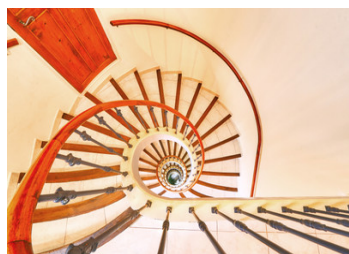
## IN BRIEF

Charming mansion nestled in a quiet location in Apt, exuding timeless elegance and undeniable charm, with its magnificent staircase, old doors, and ornamental plaster ceilings.

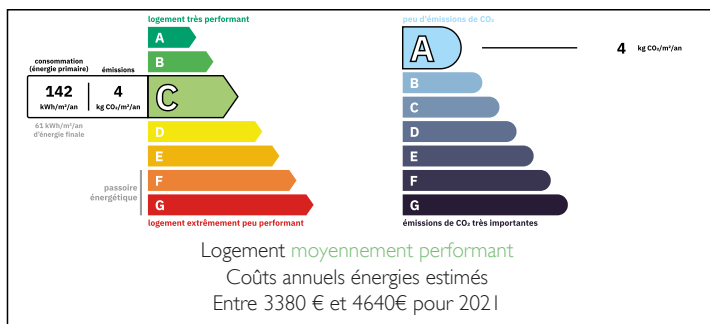
It spans five floors, offering versatility for a large family, a bed and breakfast operation, or professionals seeking a home office or practice. Clearly there is plenty of space!

The property is very luminous with large double-glazed windows. It comprises two separate apartments: one on the ground street level and the two upper floors, and the other on the garden level and upper floor, with separate access.

The enclosed courtyard (114 m2) adds a touch of class with a large and elegant pergola as well as a mini pool.

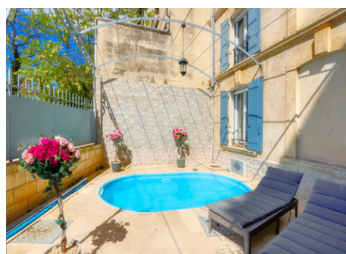


## ENERGY - DPE



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.



## LOCAL TAXES

**Taxe foncière:** 3500 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

The town 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! The town 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 this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>