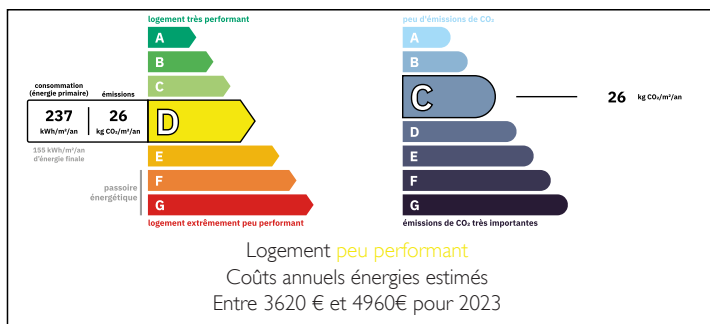


VIENS, LUBERON - Lovely property with large garden and independent apartment in a quiet area. Pool possible

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Viens
Department:	Vaucluse
Bed:	3
Bath:	2
Floor:	209 m2
Plot Size:	2500 m2

IN BRIEF

Check out this beautiful, tastefully renovated house, featuring two independent levels on a large wooded plot of 2,500 m², set in a peaceful and quiet environment.

The entrance to the top part of the house is at the garden level through a magnificent large covered terrace that runs along the length of the house, perfect for enjoying the 300 days of sunshine per year in Provence.

Inside, a spacious apartment of 88 sqm comprising a living room with a wood-burning stove and large windows, along with a dining room and open kitchen. A hallway leads to two bedrooms with lovely views of the garden, as well as a recently renovated bathroom and a separate WC.

The ground floor features an apartment of 92 sqm. It includes a large living/dining/kitchen area with a

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: 777 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The property is fenced by old stone walls, and a magnificent wrought iron gate.

Viens is a charming, historic village with ramparts dating back to the 14th century. Perched above the mountains and valleys, this picturesque village is an ideal place for a wonderful holiday or for year-round living.

Located in the heart of the Luberon Regional Natural Park, Viens offers an exceptional living environment surrounded by breathtaking landscapes of rolling hills, lavender fields, and oak forests. Nature lovers will enjoy the many cycling paths and hiking trails that wind around the village, offering stunning views of the Provençal countryside. This natural park is renowned for its biodiversity, its hilltop villages, and its spectacular panoramas, making it a unique and peaceful place to live.

In the village, you will find a bakery, a small supermarket, an excellent honey shop, a school, a town hall, a post office, a bar, a pizzeria, and a restaurant. Additionally, a friendly weekly market is held every Wednesday under the large plane trees, where locals gather to exchange and buy local products.

The larger town of Apt, with all its amenities, schools, a cinema, etc., is just a 10-minute drive away. The Avignon TGV train station is about 1 hour and 15 minutes away by car, and Marseille International Airport is about 1 hour and 30 minutes away.

Please feel free to contact me for more information or to arrange a visit. I would be happy to show you this beautiful property.

Information about risks...