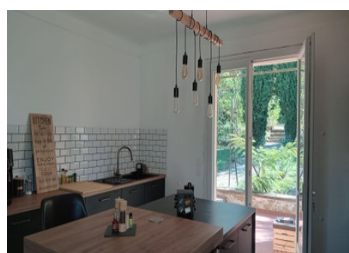
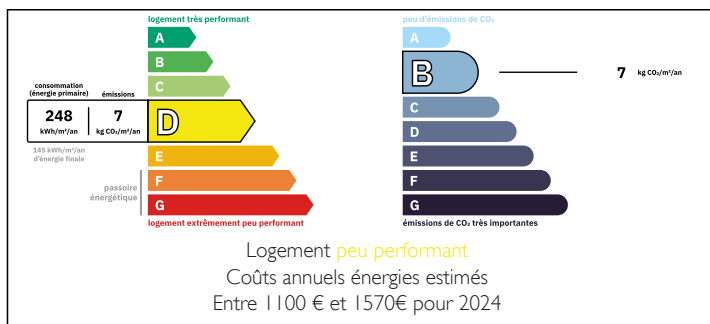


APT BEAUTIFUL HOUSE WITH GARDEN

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Apt
Department:	Vaucluse
Bed:	3
Bath:	1
Floor:	125 m2
Plot Size:	815 m2

IN BRIEF

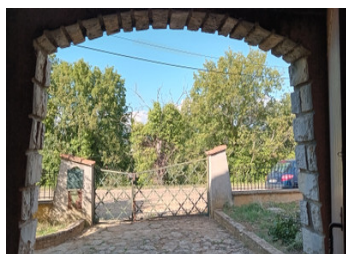
Close to the city center and major roads, yet in a peaceful setting with a beautiful garden, this house presents a great opportunity, offering a total potential of 153m².

You access the entrance via a staircase and a spacious terrace that offers an open view. The large living room and kitchen will charm you with its contemporary and warm decor, and the renovation is very recent. From the kitchen, you can step out onto the terrace and into the tree-filled garden, which is private and secluded. The bedroom offers plenty of storage space, and the bathroom is also brand new, featuring a stylish design. A laundry room and a WC complete this level.

On the ground floor, a large garage of over 40m² could also serve as a workshop, and there are 35m² more to be developed, either as...

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: 1226 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Living just steps away from the town center but feeling like you're in the countryside, with an unmatched quality of life—this is what this charming house with its carefully crafted design offers. Cycling to get fresh bread and being able to gaze at the Monts de Vaucluse from your terrace is a luxury you'll quickly get used to, just like taking the kids to school in under 5 minutes and parking your car or motorcycle safely.

The backyard is a peaceful haven, laid out in two wide, flat terraces, fully fenced and shielded from view. A large 25m² terrace provides a perfect spot for family meals or gatherings with friends, with direct access to the kitchen, which opens onto a beautiful living space. Every detail has been thoughtfully renovated with taste—from the kitchen's central island to the adjustable lighting, and the wood stove framed with ochre bricks.

A second terrace, ideal for morning coffee, offers a clear and peaceful view. The bedroom is spacious and bright, with large closets and access to the terrace and garden. The bathroom is equipped with all the latest modern amenities, while the laundry room provides additional storage space. A spacious entrance completes this level, along with stairs leading to the ground floor.

The ground floor offers multiple possibilities, with over 35m² of easily adaptable space—perfect for creating an independent apartment. This space is adjacent to a garage workshop of about 45m², as well as a nice cellar and a utility room.

This...