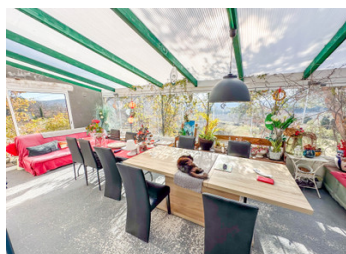


SAULT- PROVENCE- Villa and gîte in a peaceful setting with magnificent views.



INFORMATION

Town:	Sault
Department:	Vaucluse
Bed:	6
Bath:	2
Floor:	206 m2
Plot Size:	4476 m2



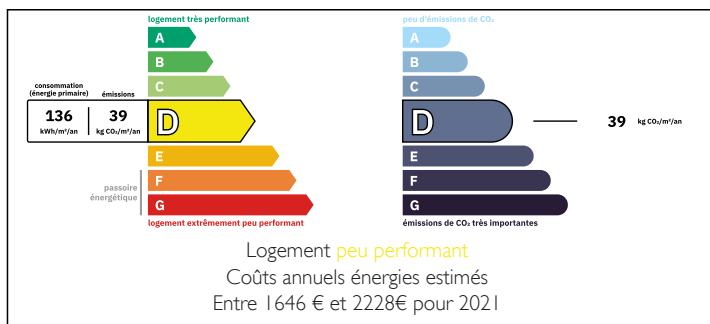
IN BRIEF

At the entrance of the village, on a plot of over 4000 m², stands an elegant villa offering panoramic views. Upon arrival, a light-filled veranda welcomes you, opening into a spacious and warm living area. The ground floor consists of an open kitchen, living room, office, and an adjoining bedroom.

Upstairs, the master bedroom is accompanied by two smaller bedrooms and a modern bathroom with a double sink, combining modernity and practicality. Heating is provided by an oil-fired boiler: underfloor heating on the ground floor and electric heaters upstairs.

Adjacent to the villa, an independent cottage with no overlooking neighbors ensures peace and privacy. Heated by both electricity and wood, it has its own separate entrance.

ENERGY - DPE



Both properties are fully autonomous, blending

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

Sault, a hidden gem nestled in Provence, embodies all the authentic charm of this preserved region. Surrounded by forests, hills, and vast lavender fields, this village is the kingdom of Provençal colors and scents. At the heart of the Mont Ventoux Regional Natural Park, Sault is renowned for its soothing landscapes and rich terroir, especially for its lavender cultivation, the true emblem of the plateau.

Life here is peaceful and serene, just a short stroll from the village center where shops and services ensure a quiet, seasonally paced daily life. Summers are delightful, with sun-soaked days and cool nights offering a gentle respite. Winters, less harsh than before, sometimes bring a few days of snow, transforming the village into an enchanting scene.

Working in Sault means living to the rhythm of Provence. Here, each day feels like a vacation, blending tranquility and natural beauty in an almost timeless atmosphere.

In the heart of Sault, you'll find a variety of shops and services, both practical and full of charm. From the supermarket and small grocery store for daily needs, to the bakery and pastry shop for local treats, and even the optician, florist, and several home decor boutiques for a leisurely stroll, everything is within reach.

For culinary pleasures, the bars, cafés, and restaurants invite you to enjoy the convivial Provençal ambiance, whether for a coffee on the terrace or a dinner under the stars.

The village also offers essential services such as a pharmacy, doctors, nurses, osteopaths, and even...

LOCAL TAXES

Taxe habitation: EUR

NOTES