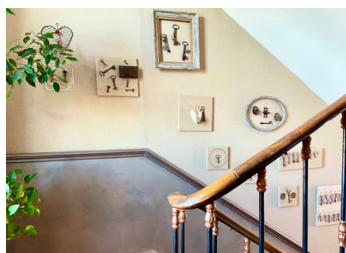


Pierrevert : Village house with lots of character, 2 beds, stunning kitchen, small outside, furniture inclus.



## INFORMATION

Town:	Pierrevert
Department:	Alpes-de-Haute-Provence
Bed:	2
Bath:	1
Floor:	109 m2
Plot Size:	10 m2

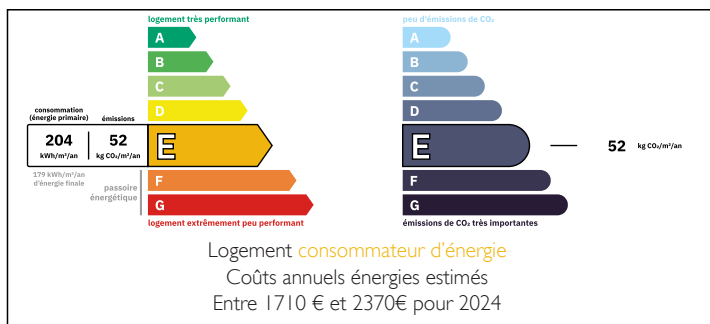


## IN BRIEF

Lock & Go ! A rare find! This village house is a real gem that will enchant you from the moment you step inside. And because it's so tastefully furnished, it's only on second glance that you'll realise that there are so many antique features and magnificent materials that make this house so special. For example, the mantelpiece in the living room, whose motifs are repeated in the tiles in the sitting room. For example, the little hidden niches in the kitchen, which only reveal their modern technology once the old wooden doors have been opened. A Provençal dream. It's perfect. With even a mini-terrace (9 m<sup>2</sup>) in front of the house!

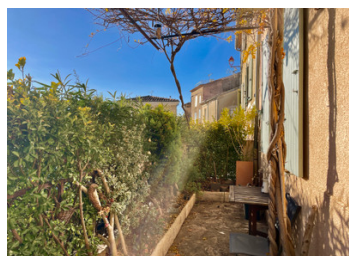
On the ground floor, there's a cosy living room, a fully-equipped open-plan kitchen and, in the hallway, a toilet under the stairs... On the first floor, there...

## 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: 980 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

In the basement, entering from the other side of the house at ground floor level, there is a cellar of approx. 30 m2.

Private garden in front of the house: 7 meters x 1,40 meters. With the plants it measures 1,70 meters.

Three minutes' walk from amenities (bakery, butcher's shop, supermarket, pharmacy, florist, restaurant, bar and tobacconist).

8 minutes by car to the 18-hole Golf du Luberon. Par 72.

Kitchen: Gas cookers and gas oven.

Oil-fired heating (2014).

Double glazed windows.

Roof redone in 2014.

Plumbing redone in 2012 (copper!)

Property Tax: 978 EUR

No asbestos.

Nestled in the heart of the Luberon Regional Natural Park, Pierrevert is a charming hilltop village in the Alpes-de-Haute-Provence region of southeastern France. Surrounded by vineyards, olive groves, and rolling hills, it offers a peaceful Provençal escape with breathtaking views over the Durance Valley. With its narrow winding streets, sun-washed stone houses, and relaxed pace, Pierrevert captures the authentic spirit of rural Provence. The village is renowned for its wine production and is part of the Coteaux de Pierrevert AOC, the only wine appellation in the Alpes-de-Haute-Provence. Local wineries open their doors to visitors, offering tastings of robust reds, crisp rosés, and aromatic whites that reflect the unique terroir of the region. Pierrevert also hosts cultural events throughout the year, including a popular photography festival and local fêtes that bring the community together in