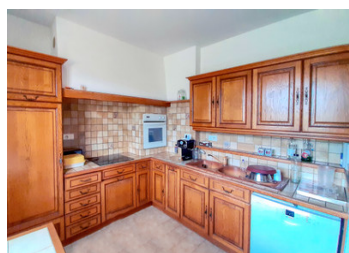


APT - Large 1.2 ha Building Plot in an Industrial Zone with Dwelling and Hangars, Beautiful View, Nature.

EXCLUSIVE



INFORMATION

Town:	Apt
Department:	Vaucluse
Bed:	4
Bath:	2
Floor:	105 m2
Plot Size:	27521 m2

IN BRIEF

Exclusive Sale – Large Building Plot in an Industrial Zone with Dwelling and Hangars

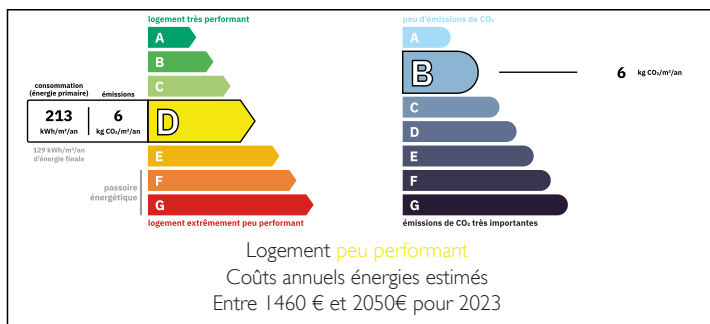
Located in Apt, this rare property offers a 12,128 m² Industrial (UEi)-zoned plot, complemented by 11,308 m² of natural land and 3,640 m² of protected natural area.

The 130 m² main house includes a living room, kitchen, 3 bedrooms, a bathroom, and a veranda with a terrace, boasting breathtaking views of the Luberon and south-facing exposure. A separate 80 m² apartment with a terrace adds rental or guest accommodation potential.

The 810 m² outbuildings include two large hangars, a spacious garage, and a storage room. Heating via reversible air conditioning, gas, and wood insert. Connected to the mains drainage.

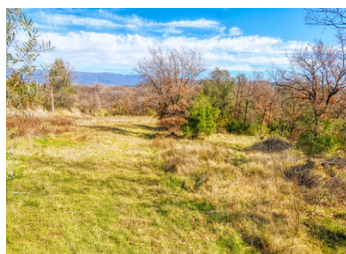
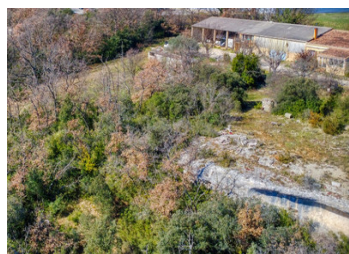
For agricultural projects, there is an option to

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: 1500 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Just steps from the Calavon River, this beautiful location is perfect for your industrial, agricultural, nature, or residential projects. Ensure your project complies with the local regulations (PLU).

The town of Apt is approximately 75 km from Marseille-Provence Airport and just one hour from Avignon TGV station, offering fast connections to destinations across France and Europe.

Apt is surrounded by stunning natural landscapes, including the Luberon Regional Natural Park, ideal for hiking, cycling, and outdoor activities. The region is also famous for its vineyards, lavender fields, ochre quarries, and olive groves.

For more information, PLU regulations, or to schedule a visit, feel free to contact me. I would be delighted to show you this property!

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>