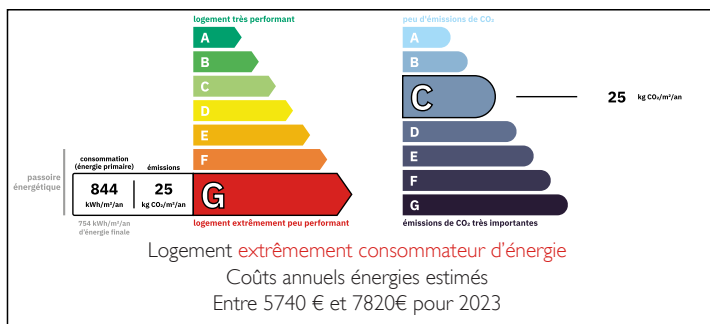


VILLARS, PROVENCE - Beautiful authentic Provençal property with 4 bedrooms, garden, workshops and views.

EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Villars
Department:	Vaucluse
Bed:	4
Bath:	2
Floor:	175 m2
Plot Size:	1380 m2

## IN BRIEF

Authentic Provençal stone house full of charm and character.

Bathed in southern light, this former relais de poste retains the soul of its past, with a main residence and adjacent stables that once welcomed travelers and horses alike.

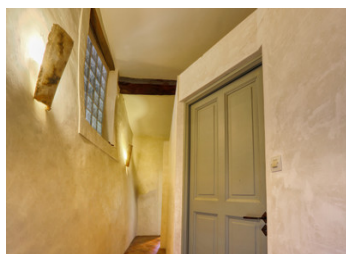
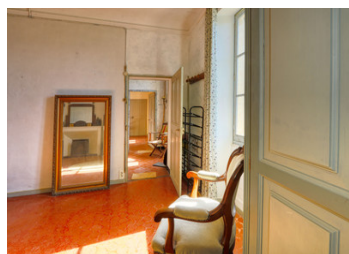
Amidst cherry orchards, it offers a living room, a kitchen, 4 bedrooms, 2 bathrooms, and a beautifully landscaped, sheltered garden adorned with irises, a vegetable patch, olive trees, a lovely quince tree etc. It is a quiet sanctuary where nature and memory mingle.

There are two entrances at the front of the property and a third at the rear, leading to a 38 m<sup>2</sup> space still to be converted—perfect for guest projects, ateliers, or independent units.

A collection of storied outbuildings includes workshops, stables, and an old bread oven, all set within 1380 m<sup>2</sup> of land.

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

This Provençal property offers a rare blend of heritage, opportunity, serenity, and natural beauty.

You can simply dream beneath the Provençal sky—where the scent of rosemary and thyme still lingers on the breeze...

It is also possible to purchase a part of the furniture with the house, allowing for a smooth and charming transition.

While the soul of the house is intact, a significant renovation budget should be expected to address energy efficiency, structural works, and modernization—offering a rewarding project for those wishing to restore this unique place to its full potential.

The property is nestled in peaceful countryside, surrounded by lavender fields, almond trees, and cherry orchards, making it a perfect haven for lovers of nature and outdoor living. Hiking and cycling trails wind through the hills and valleys of the Luberon, offering stunning views of ochre cliffs, vineyards, and perched villages. Towns like Avignon and Aix-en-Provence and the famous Mont Ventoux are closeby for lovely daytrips or cycling adventures.

Just minutes away, the lively and authentic village of Villars offers a central square shaded by plane trees, a fountain, pétanque courts, a wood-fired bakery, the charming Bar des Amis, fresh spring water, a post office, town hall, school, and several restaurants. A renowned golf course is located near the village.

The town of Apt, with its shops, supermarkets, hospital, schools, buses, and famous Saturday Provençal market, is just a 10-minute drive. Avignon TGV is about 1h15 away, and Marseille airport around 1h30.

With its generous spaces, the property is...

## LOCAL TAXES

**Taxe foncière: 1418 EUR**

**Taxe habitation: EUR**

## NOTES