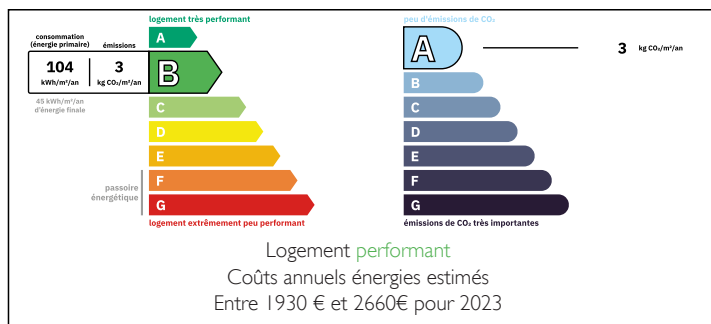


ST.SATURNIN LES APT, LUBERON - Splendid spacious property with land, VIEWS, pool and studio. A must see!

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Saint-Saturnin-lès-Apt
Department:	Vaucluse
Bed:	6
Bath:	3
Floor:	241 m2
Plot Size:	3145 m2

IN BRIEF

Co-exclusive listing: Nestled in the heart of the vibrant Provençal village of Saint-Saturnin-lès-Apt, this superb stone property enjoys stunning panoramic views and a truly peaceful setting.

Offering 242 m² of bright, well-designed living space on a beautifully landscaped plot of 3,145 m², the home blends high-quality finishes with timeless Provençal charm—exposed beams, French ceilings, and natural stone throughout. The main house includes spacious living areas and four bedrooms, with a large terrace offering breathtaking views over the Luberon mountains.

On its own level, a beautifully appointed independent apartment features a living room with fitted kitchen and an ensuite bedroom—ideal for guests or rental use. Outside, enjoy a free-form pool, boules pitch, multiple terraces, a carport, and two large garages. With 12 solar panels, mains drainage,

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: 3350 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Saint-Saturnin-lès-Apt is a charming, ancient Provençal village, crowned by the impressive ruins of an 11th-century castle. Today, it stands as a delightful place to live in the heart of the Luberon. The village offers a variety of local amenities, including bakeries, a butcher, an excellent delicatessen, restaurants, hotels, taverns, and inviting terraces perfect for enjoying a coffee or meal. In addition, there is a post office, a library, town hall, schools, and a large municipal swimming pool.

A weekly market adds to the village's charm, and with over 300 days of sunshine per year, the weather is an additional perk for those who love outdoor living.

As part of the Luberon Regional Natural Park, the village benefits from the preservation of its stunning surroundings. There are numerous paths nearby, ideal for biking, walking, or horseback riding, allowing you to explore the beauty of the region in an environmentally protected setting.

The bustling town of Apt, with its supermarkets, colleges, cinema, and more, is just 10 km away, ensuring all the necessities and entertainment you may need are within easy reach.

For those who need to travel further, the Avignon TGV station is a mere 50 minutes by car, and Marseille Airport is only an hour away, offering excellent connections to the rest of France and beyond.

Feel free to check out the advert for more details, ask for additional information, or plan a visit with me. I'll be delighted to show you this beautiful property!

Information about risks to which...