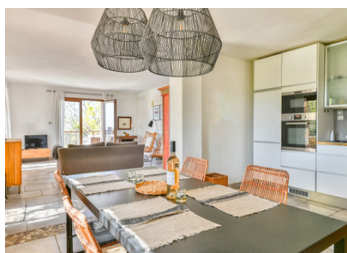
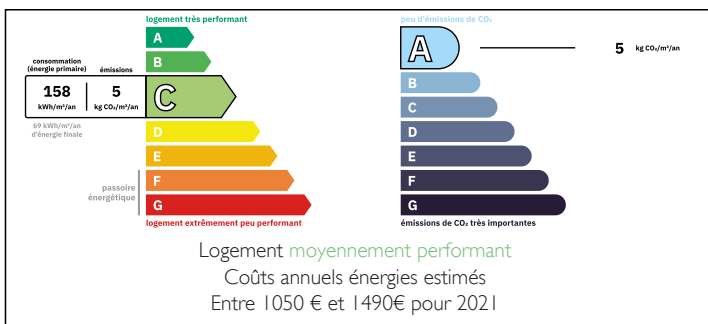


LUBERON, PROVENCE - Charming and easy living holiday home. Quiet, with garden, pool and VIEWS!



## ENERGY - DPE



## INFORMATION

Town:	Caseneuve
Department:	Vaucluse
Bed:	2
Bath:	2
Floor:	110 m²
Plot Size:	1450 m²

## IN BRIEF

In the heart of the Grand Luberon, this is a true gem! A home with absolutely breathtaking views — it doesn't get much better than this!

It features a spacious and light-filled living area of around 52 m², combining a lounge, dining room, and open kitchen that all open directly onto the terraces. From the moment you walk in, you feel the space and brightness.

Upstairs, there are two beautiful suites, each with its own shower room and WC.

The fully enclosed and beautifully landscaped garden offers several terrace areas to enjoy the stunning views, peace, and nature. A heated swimming pool (8x4 m) with an electric cover completes this idyllic setting.

As for comfort, everything is in place: underfloor geothermal heating (even upstairs!), reversible air

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

The Luberon's charms are well-known: its endless lavender fields, breathtaking views, abundant nature in the heart of the Luberon Regional Nature Park, UNESCO World Heritage sites, remarkable Provençal markets with their scents and colors, picturesque terraces, excellent local cuisine, and 300 days of sunshine. In short, the ever-present summer and the art of living that we love to share...

In the nearby village, you'll find a bakery, a bar, a restaurant, the town hall, and a school.

In Apt, just a 10-minute drive away, you'll have access to all shops, colleges, a cinema, a hospital, and other services.

Marseille Airport and the Avignon TGV station are approximately 1 hour and 15 minutes away by car.

## LOCAL TAXES

**Taxe foncière:** 1300 EUR

**Taxe habitation:** EUR

Please check the floor plans to get a better sense of the property.

Feel free to ask for more information or to arrange a virtual or in-person visit. I would be delighted to show you this lovely home!

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

## NOTES