

Saint Christol – Vaucluse – Intimate 19th Century House with Private Garden in the heart of the village.



INFORMATION

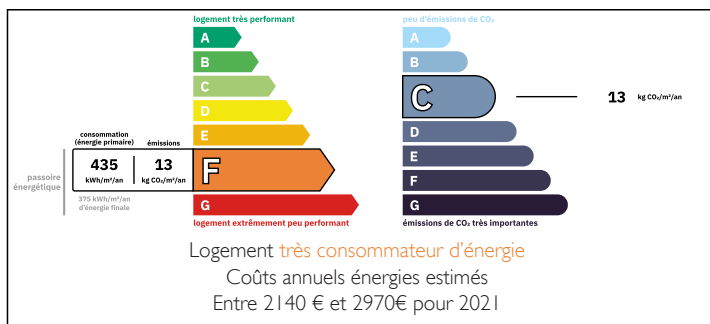
Town:	Saint-Christol
Department:	Vaucluse
Bed:	3
Bath:	2
Floor:	110 m2
Plot Size:	338 m2

IN BRIEF

Tucked away from view, this charming 110 m² village house will seduce you with its authentic feel, idyllic garden, and generous spaces. A central staircase leads to a bright living room with open kitchen, a cosy bedroom, and a shower room with toilet. Upstairs: two bedrooms with storage, a bathroom, separate WC, and a spacious multipurpose area. The attic is tastefully converted into an extra bedroom and a cocooning corner. Two cellars add storage. Outside, enjoy a peaceful garden shaded by a lime tree, with a barbecue, water point and carport. In winter, a Godin wood-burning insert heats the whole house efficiently. Full of charm, this home is perfect for a family seeking tranquillity, an artist looking for inspiration, or a remote worker in need of calm. A rare gem to discover in the heart of Saint-Christol-d'Albion, a...



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.



DESCRIPTION

In the heart of the village of Saint-Christol-d'Albion, you'll enjoy an exceptional natural setting within the Luberon Regional Natural Park.

Here, life flows gently to the rhythm of hikes on Mont Ventoux, scenic bike rides along picturesque trails, and cave explorations with the local caving club.

The village offers essential amenities: a bakery, café, grocery store, pharmacy, and a medical practice.

For families, there's a nursery and primary school in the village. For secondary education, a school bus takes students to the nearby village of Sault.

Provençal markets, local festivals, and the warmth of the community bring life to the village with authenticity and simplicity.

Conveniently located and well connected, Saint-Christol-d'Albion is just:

- 30 minutes from Apt
- 40 minutes from Carpentras
- 45 minutes from Avignon, with a TGV station offering direct access to Paris and Lyon
- Less than 30 minutes from Avignon airport (for a few destinations)
- About 1h30 from Marseille-Provence airport (for a wider range of flights)

Whether you're a family seeking a peaceful retreat, a creative soul in search of inspiration, or a remote worker looking for a serene environment, this charming house is a true haven waiting to be discovered.

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

LOCAL TAXES

Taxe foncière: 800 EUR

Taxe habitation: EUR

NOTES