

VILLARS, LUBERON, PROVENCE - Lovely bright 3 bed village property, with terraces, garden and views.



INFORMATION

Town:	Villars
Department:	Vaucluse
Bed:	3
Bath:	1
Floor:	114 m2
Plot Size:	250 m2

IN BRIEF

Close to the center of Villars, this 2009 house offers a bright and comfortable living environment. With 114 m² of living space, it combines functional interiors with attractive outdoor areas.

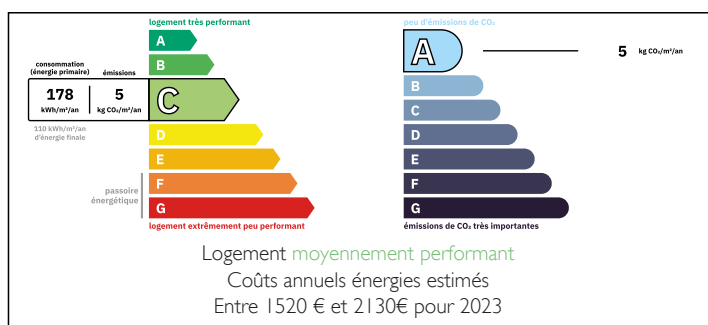
On the ground floor, a spacious living room flooded with light thanks to large bay windows on both sides opens directly onto two terraces. The modern, fully fitted kitchen blends seamlessly with the living area. A pellet stove warms the lounge, with electric heating throughout the rest of the house.

Upstairs, you will find 3 comfortable bedrooms (one with dressing), a bathroom, and a laundry that could easily be converted into a second bathroom.

In front, enjoy open mountain views; at the back, a terrace leads to the garden. A large garage (roof redone in 2020) and two private parking spaces complete the property.



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

The property is nestled in a quiet part of the village, 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 a minute 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 7-minute drive. Avignon TGV is about 1h away, and Marseille airport around 1h15.

The property is perfectly suited for a family home, holiday retreat, seasonal rental etc

I'd be delighted to provide more information or arrange a visit—please don't hesitate to get in touch!

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

LOCAL TAXES

Taxe foncière: 1008 EUR

Taxe habitation: EUR

NOTES