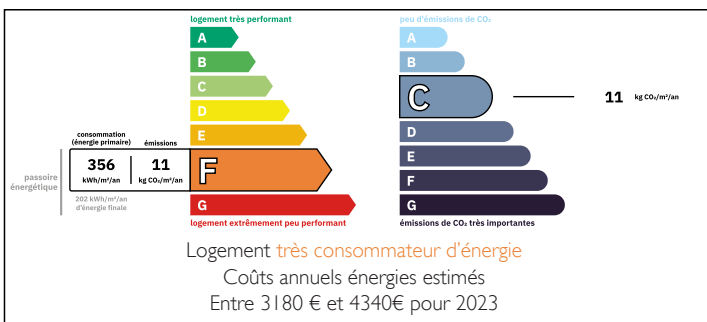


LUBERON, PROVENCE, OFF-MARKET - Beautifully renovated old farmhouse in a lively village, with garden and pool.

EXCLUSIVE



ENERGY - DPE



## INFORMATION

Town:	Apt
Department:	Vaucluse
Bed:	5
Bath:	3
Floor:	228 m²
Plot Size:	1375 m²

## IN BRIEF

In the heart of the Luberon, in a charming and lively village not far from Apt, this 1860 farmhouse, carefully renovated in 2022, combines authentic character and modern comfort across approximately 228 m².

It contains warm, inviting spaces where antique terracotta tiles, lime plaster, and traditional French ceilings blend harmoniously. The ground floor features two living rooms: one cozy with a wood-burning stove, the other with stone walls and a bay window to the garden and pool. On this floor you'll find also an en-suite bedroom. The kitchen with baywindows overlooking the terrace, creates a bright and welcoming living area.

Upstairs are three comfortable bedrooms, including two with en-suite bathrooms and toilets, as well as a utility room. An independent studio remains to be designed according to your desires.

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:** 1000 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

The renovations of the house include, among others: insulation of the floors and roof, double glazing throughout, new electrical installation, new plumbing, new kitchen, restoration of the terracotta tiles, new doors and gate, construction of a stone swimming pond, pétanque area, garden wall improvements, closure of the awning, installation of large glass doors, façade rendering, and more.

Nestled in the heart of the Luberon Regional Natural Park, this charming village offers an exceptional quality of life. Quaint streets and shaded terraces under plane trees create a welcoming, lively atmosphere, complemented by a bakery, grocery store and some restaurants.

Surrounded by iconic Provençal landscapes—lavender fields, forests, and rolling hills—this area is a paradise for nature lovers, with scenic walks, cycling trails, and peaceful spots to relax. For more services, the nearby town of Apt, just a few minutes away, provides shops, schools, restaurants, and its renowned weekly market. Avignon's TGV station and Marseille airport are within easy reach, making this an ideal spot to enjoy the Luberon lifestyle.

Don't hesitate to get in touch for more information or to schedule a visit—I would be delighted to show you this enchanting property.

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