

Authentic Provencal farmhouse in the heart of nature near the village of Vachères - Luberon



INFORMATION

Town:	Vachères
Department:	Alpes-de-Haute-Provence
Bed:	3
Bath:	2
Floor:	135 m ²
Plot Size:	7595 m ²

IN BRIEF

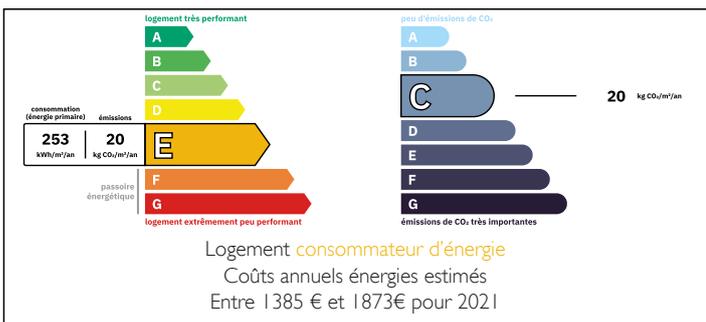
Situated just a few minutes from the village of Vachères, a small village perched at an altitude of 830 m, renowned for its clean air, this traditional farmhouse with uninterrupted views and no overlooking, bordered by a magnificent lavender field, has everything you need to enjoy an idyllic environment in which to recharge your batteries.

The house offers every comfort, with a large living room for evenings by the fire, a large, friendly kitchen for family meals, 3 bedrooms, 2 bathrooms and 1 washroom.

Outside, the large covered terrace is perfect for festive meals in fine weather, and the vast wooded garden offers a total immersion in nature.

The large above-ground swimming pool is perfect for cooling off in the heat of the day, and the garden shed is ideal for storing garden equipment and furniture.

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

This south-facing, one-storey property is composed as follows:

Ground floor:

- A 25 m² kitchen with wood-burning stove
- A hallway
- A 51 m² living room with fireplace
- A shower room
- Separate WC
- A cellar/laundry room
- A 12 m² boiler room/workshop
- A 24 m² covered terrace

First floor

- A mezzanine for an office/library area
- A corridor
- Bedroom 1, 12 m²
- Bedroom 2, 10 m²
- Bedroom 3, 10 m²
- A shower room with WC

Outside :

- An above-ground swimming pool
- A garden shed
- Parking for several vehicles

Amenities:

The village of Céreste, 17 km, 20 minutes away, offers all the basic amenities: bakery, supermarket, chemist, hairdresser, etc.

Transport :

- Distance Vachères - Aix en Provence TGV station: 1h20
- Distance Vachères - Marignane Airport - Marseille: 1h30

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

LOCAL TAXES

Taxe foncière: 1500 EUR

Taxe habitation: EUR

NOTES