

APT, LUBERON – Stylish turnkey home with terrace, garden, garage, perfect for easy and quiet Provençal living



## INFORMATION

Town:	Apt
Department:	Vaucluse
Bed:	3
Bath:	2
Floor:	114 m <sup>2</sup>
Plot Size:	597 m <sup>2</sup>

## IN BRIEF

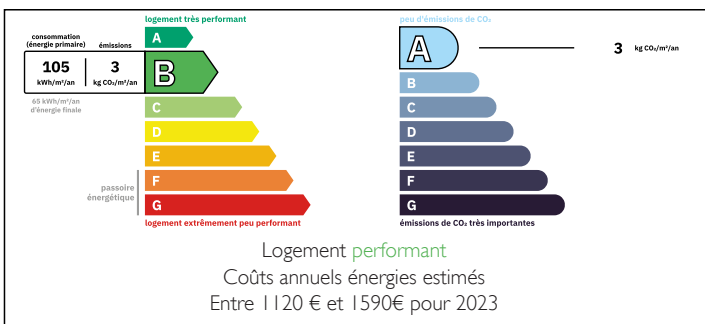
Set in a peaceful location in Apt, while remaining close to shops and amenities, this charming single-storey home, built in 2009, offers an easy and comfortable lifestyle, ideal as a main residence or a lock-up-and-leave holiday home.

The bright open-plan living area combines lounge, dining space and kitchen, opening directly onto the terrace and garden — perfect for relaxed living and entertaining. Travertine floors, exposed beams and a pellet stove add warmth and character throughout. The property offers three bedrooms, including a master suite with shower room and WC, plus a family bathroom with shower and spa bath, and a separate WC.

Comfort is assured year-round with underfloor heating via heat pump and reversible air conditioning. Very good energy rating (DPE C). No work required.

Outside, the enclosed garden is suitable for a swimming pool and features an olive tree, a cabin...

## 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.



## LOCAL TAXES

<b>Taxe foncière:</b>	<b>1413 EUR</b>
<b>Taxe habitation:</b>	<b>EUR</b>

## NOTES

## DESCRIPTION

The town of Apt offers a variety of amenities, including shops, restaurants, cafes, schools, a hospital, museums, and other cultural attractions. Visitors can explore Apt's historic center, with its narrow streets, medieval buildings, and even buildings dating back to Roman times! Apt is also renowned for its lively Provençal market on Saturdays, not to be missed!

Whether you're exploring local markets, enjoying outdoor adventures in the Luberon, or simply relaxing by the pool in the tranquil courtyard, there's something here for everyone to enjoy.

The property is located approximately 75 kilometers (47 miles) from Marseille Provence Airport. The town is also conveniently located (1-hour drive) near the Avignon TGV station, which offers TGV service to destinations across France and Europe.

In terms of the environment, Apt is surrounded by breathtaking natural beauty, including the Luberon Regional Natural Park, which offers hiking, biking, and other outdoor activities. The region is also renowned for its vineyards, lavender fields, ocher quarries, and olive groves.

Don't hesitate to ask me for more information or to schedule a visit; I'll be happy to show you this amazing 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>