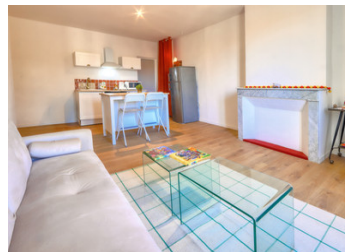
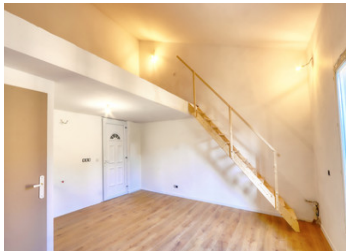


APT, PROVENCE - For investors: a set of three renovated 1-bed apartments, ideally located, quiet, with garden

EXCLUSIVE



INFORMATION

Town:	Apt
Department:	Vaucluse
Bed:	3
Bath:	3
Floor:	107 m ²
Outside Space:	84 m ²

IN BRIEF

For investors: a set of three apartments (29 m², 43 m² and 40 m²), ideally located in Apt, close to the town center in a quiet environment.

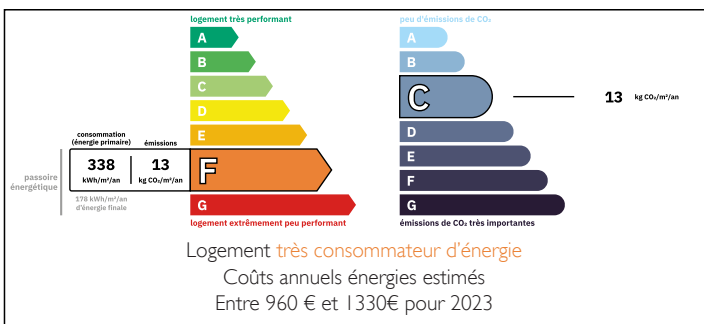
Situated on the 2nd floor of a building, these three bright, fully renovated, one-bedroom apartments (T2), offer each a living room, a bedroom, and a shower room with WC. Two apartments have fitted kitchens, while the third remains to be completed and benefits from a mezzanine. There is no overlooking.

Energy performance (DPE): 1 x E and 2 x F.

Two units enjoy a lovely south-facing open view over a garden, of which one of the apartments owns 84 m². Communal parking is available nearby.

One apartment is rented (€600/month), and the other two can be quickly rented out, offering a rental potential of approximately €1,800/m. You can also decide to resell the...

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

There are individual counters in each apartment for water and electricity and one of the apartments has glass-fiber internet.

Annual charges about 1150 €/yr

Apt is a charming town located in the heart of the Luberon region, in Provence, in the southeast of France. It is known for its picturesque landscapes, rich history, and vibrant culture.

The town offers a wide range of amenities, including shops, restaurants, cafés, schools, secondary schools, a hospital, museums, and cultural venues. Apt's historic center features narrow streets, medieval buildings, and even traces dating back to Roman times. The town is also renowned for its must-see weekly Provençal market held every Saturday morning.

The property is just a 2-minute walk from the center of Apt, and there is a bus stop nearby. From Apt, public transport connects to Avignon, Digne, Aix-en-Provence, and surrounding villages.

Apt is surrounded by stunning natural scenery, offering excellent opportunities for hiking, cycling, and other outdoor activities. The region is also famous for its vineyards, lavender fields, ochre quarries, and olive groves.

Please feel free to contact me for more information or to arrange a viewing. I would be delighted to show you this property.

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

LOCAL TAXES

Taxe foncière: 948 EUR

NOTES