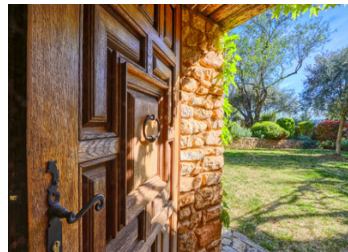


VILLARS, PROVENCE, LUBERON - Your Provençal dream! In a quiet environment, with pool, views and garden.

EXCLUSIVE



## INFORMATION

Town:	Villars
Department:	Vaucluse
Bed:	4
Bath:	2
Floor:	151 m <sup>2</sup>
Plot Size:	990 m <sup>2</sup>

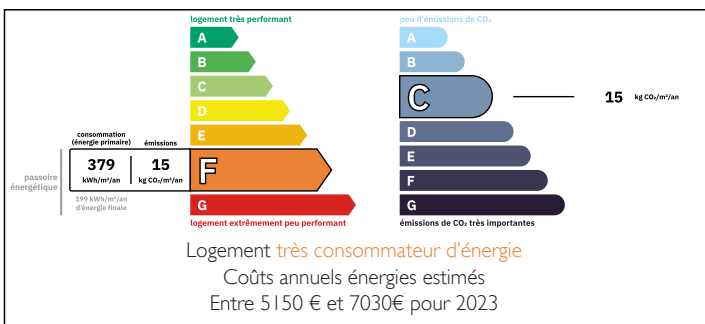
## IN BRIEF

On the edge of a peaceful hamlet near the charming Provençal village of Villars, this L-shaped stone-built property is truly a dream. Set among olive groves and rolling hills, it features a large pool (7x8 m) and direct access to hiking trails. Offering 151 m<sup>2</sup> of living space, it combines the authenticity of old stone, terracotta tiles, elegant windows, and exposed beams with comfort and tranquility.

The ground floor includes a welcoming living room with a large fireplace, a dining area with adjoining office, a large kitchen, a small bedroom, and a bathroom with WC. Upstairs are three further bedrooms, a bathroom, and a separate WC.

Outside, the beautifully maintained garden blooms with all kinds of roses and graceful wisteria over a shaded terrace. The pool is surrounded by terraces with stunning views over the Luberon Valley. A small garage/storage...

## 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

Villars is a small, charming village in the Luberon Regional Natural Park that has retained its Provençal soul and offers an excellent quality of life, both in summer and winter. It is made up of seven hamlets, and this is one of them. The hamlet still features a beautiful lavoir (washhouse), a large plane tree, a chapel up in the hills, a few small streets, and friendly residents who look out for one another.

This hamlet is surrounded by cherry orchards, olive groves, lavender fields, and truffle woods, set against the Monts de Vaucluse and close to the stunning Colorado Provençal with its incredible colours. In both areas, you can walk, cycle, ride horseback, or explore further by car or motorbike. The landscapes change at every turn—so beautiful they often feel like a painting: lavender hues, poppies, cherry blossoms, sunflower fields, ochres, and the deep blue Provençal sky... all right on your doorstep.

Villars offers an excellent wood-fired bakery, a bar, several restaurants, a post office, a primary school, and a town hall. In summer, there is also a small weekly market.

The town of Apt is just a 10-minute drive away, with supermarkets, a cinema, secondary schools, medical services, a hospital and its famous Saturday Provençal market.

This property is about one hour from the TGV station of Avignon and one and a half hours from the airport of Marseille.

This listing includes 360° photos and floor plans of the house.

Please feel free to get in touch to...

## LOCAL TAXES

**Taxe foncière: 1983 EUR**

## NOTES