

VILLARS, PROVENCE - Two stunningly charming properties in a dream setting of a hamlet. With pool and views!

EXCLUSIVE



## INFORMATION

Town:	Villars
Department:	Vaucluse
Bed:	7
Bath:	4
Floor:	263 m2
Plot Size:	1 156 m2

## IN BRIEF

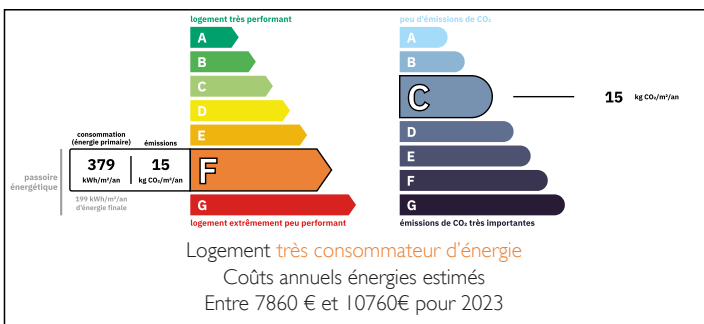
A rare opportunity to acquire two charming properties, just 30 metres apart, in a peaceful hamlet near Villars—ideal for intergenerational living, hosting friends or a larger family.

The first is an L-shaped stone house (151 m<sup>2</sup>) set among olive groves, with a large pool (7 x 8 m). It offers a living room with fireplace, dining room with office, large kitchen, 4 bedrooms and 2 bathrooms. The landscaped garden, with roses and wisteria, and terraces around the pool enjoy superb views over the Luberon. Garage/storage included.

The second is a character house, created from former ruins (c.1800) and full of charm: a kitchen/living room with original tiles, a sitting room with fireplace, 3 bedrooms (one with shower room), and a stunning rooftop terrace. A small garden, an additional room and an adjoining ruin offer further potential.

A truly authentic Provençal setting...

## 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: 2615 EUR**

**Taxe habitation: EUR**

## NOTES