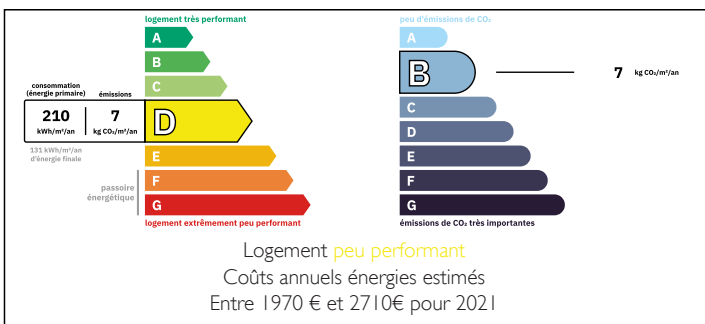


Beautiful 115.80 m family home with swimming pool potential – 1,530 m plot in a quiet, residential area

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Maubec
Department:	Vaucluse
Bed:	3
Bath:	1
Floor:	115 m ²
Plot Size:	1530 m ²

IN BRIEF

In Maubec, in a quiet residential setting, discover this beautiful 115 m² family home set on a 1,530 m² plot with swimming pool potential.

Ground floor:

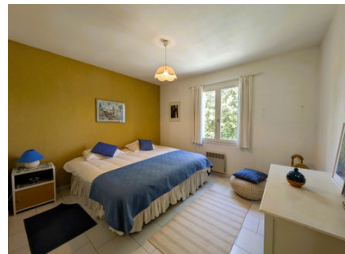
- A pleasant living area comprising a lounge and dining room with an inset fireplace
- An open-plan, fitted and equipped kitchen
- A separate WC
- A bright conservatory, directly accessible from the living room via large sliding doors, extending the living space
- An adjoining workshop, formerly used as a painter's studio.

First floor (sleeping area):

- Three bedrooms
- A dressing room
- A bathroom
- A separate WC.

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

Property highlights: a privileged lifestyle setting

This particularly comfortable home offers an enjoyable living environment, close to the town centre, schools, local shops, and all essential amenities, in a sought-after area of Maubec, ideal for family well-being.

About Maubec

Situated on the edge of the Luberon, the village of Maubec is highly regarded for its Provençal authenticity, unspoilt natural surroundings, and desirable quality of life.

Nestled at the foot of the Luberon mountains, it offers a privileged setting between characterful villages, walking trails, and typical Provençal landscapes.

Popular for its peaceful atmosphere and sense of community, Maubec provides essential everyday amenities and benefits from the immediate proximity of Coustellet, with its shops, renowned market, and services.

Its location is also a major advantage: set along the Avignon–Apt route (RD 900), the village allows quick access to Cavillon (around 10 minutes), the A7 motorway, and Avignon TGV station (around 45 minutes).

A highly desirable location for families and lovers of Provence alike, just minutes from Gordes, Ménerbes, Cabrières-d'Avignon, Oppède-le-Vieux, and some of the most beautiful villages in the Luberon.

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

NOTES