LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL

VILLARS, PROVENCE, LUBERON - YOUR PROVENÇAL DREAM! IN A QUIET ENVIRONMENT, WITH POOL, VIEWS AND GARDEN.

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PROPERTY FACT FILE

REFERENCE	A44481EKO84
PRICE	€ 640,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (609 506 EUR hors honoraires)
BEDROOM	4
BATHROOM	2
ACCOMMODATION	151 m²
LAND	909 m²
TOWN	Villars
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Mains drainage, Garage

*Price based on current exchange rate which is subject to change

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- Very charming property: beams, old stone
- Quiet environment
- Amidst nature
- Large lap-pool (7x8m)
- Lovely garden

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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 m² of living space, it combines the authenticity of old stone, terracotta tiles, elegant

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 arran...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A44481EKO84

COMPLETE FILE AND PHOTO ON REQUEST

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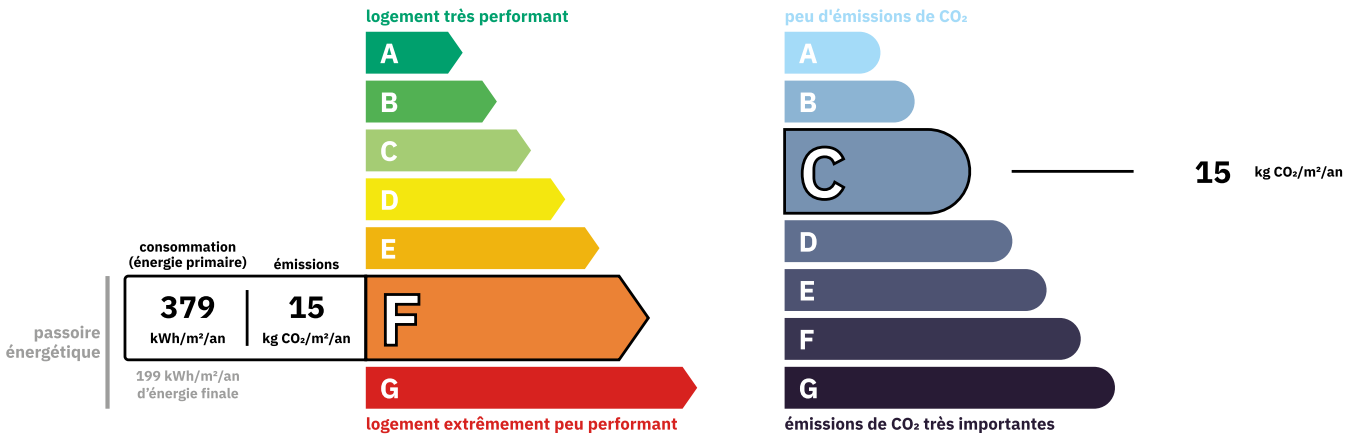
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Very energy consuming
Estimated annual energy costs
between 5150 € and 7030€ for 2023

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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