

APT, LUBERON — QUIET PROVENÇAL RETREAT WITH ESTABLISHED GÎTE BUSINESS

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PROPERTY FACT FILE

REFERENCE	A46505ATC84
PRICE	€ 767,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	3
ACCOMMODATION	230 m²
LAND	2963 m²
TOWN	Apt
DEPARTMENT	
LOCATION	50km or less to airport
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Private drainage, Private parking

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



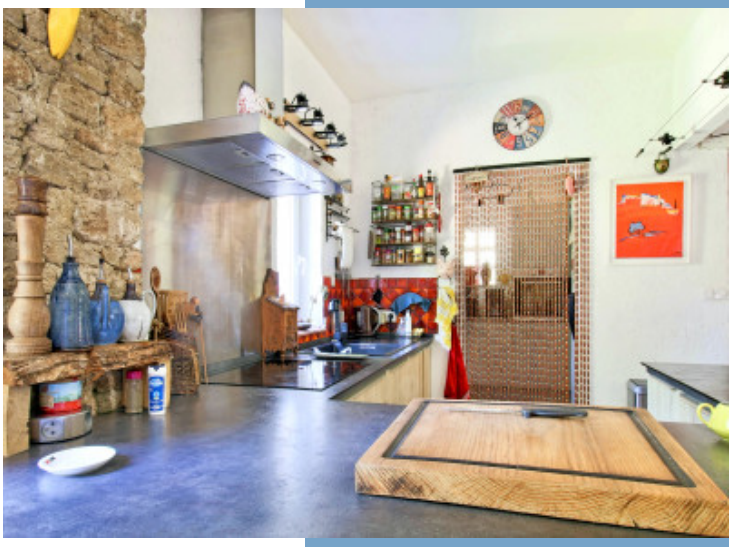


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- Immediate Rental Income
- Secluded Pool Area
- Complete tranquility
- Hidden gardens
- Great location

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Situated between Apt and Bonnieux, this exceptional stone property combines authentic charm, open views, and high-yield rental potential in Provence.

Designed to preserve privacy, the air-conditioned main residence

DESCRIPTION

The town of Apt offers a variety of amenities, including shops, restaurants, cafes, schools, a hospital, museums, and rich cultural attractions. Nestled in a highly sought-after area of Apt, you are just moments away from exploring the historic center with its charm, narrow streets, medieval buildings, and Roman heritage. Apt is also renowned for its world-famous, lively Provençal market on Saturdays—a true local highlight not to be missed!



Whether you are hosting guests in the independent gîtes, enjoying outdoor adventures across the Luberon, or simply unwinding by your new swimming pool, spa, and secret gardens, this property offers an unparalleled Provençal lifestyle. Returning home with your market treasures to your own private oasis makes everyday living completely effortless.

The property is conveniently located approximately 75 kilometers (47 miles) from Marseille Provence Airport. It is also just a 1-hour drive from the Avignon TGV station, offering fast, direct train links to destinations across France and Europe.

In terms of the environment, Apt is surrounded by breathtaking natural beauty in the heart of the Luberon Regional Natural Park, ideal for hiking, biking, and outdoor pursuits. The region is world-famous for its stunning hilltop villages, lavender fields, ochre cliffs, and fine vineyards.



Don't hesitate to ask me for more information or to schedule a visit; I'll be happy to show you this amazing property!

Information about risks to which thi...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A46505ATC84

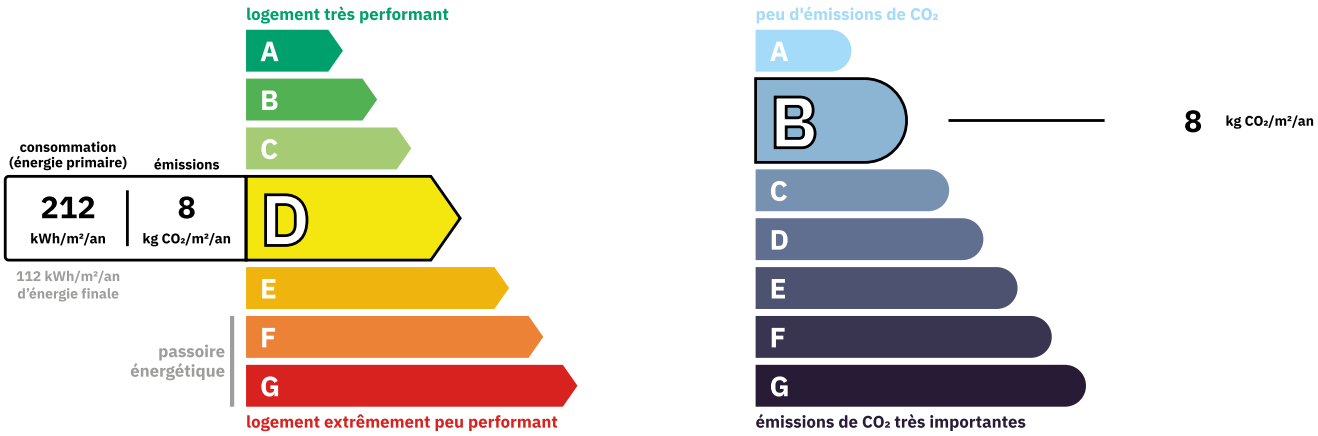
COMPLETE FILE AND PHOTO ON REQUEST

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

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ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 4224 € and 5716€ 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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