



LUBERON - MAGNIFICENT PROPERTY WITH
HEATED POOL AND A LANDSCAPED GARDEN
IN A PEACEFUL SETTING.

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PROPERTY FACT FILE	
REFERENCE	A04083
PRICE	€ 995,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	4
ACCOMMODATION	268 m ²
LAND	7140 m ²
TOWN	Caseneuve
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage
*Price based on current exchange rate which is subject to change	



- Heated swimming pool
- Southfacing
- Spacious property
- Rental possibilities
- Very quiet environment

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Close to a small Provencal village, just 10 km from the town of Apt, this large stone property has all the ingredients for lovers of peace and nature. With all modern conveniences, it lies on a large, beautifully landscaped garden with trees, old stone walls, several sheltered nooks and crannies, as well as a large heated swimming pool, surrounded by

DESCRIPTION

This property is ideal for your business project, for your holiday home or simply for your dream home...

It offers many possibilities and almost too many assets, to name a few: In the garden are several sheds.

It is easily possible to have a lovely vegetable garden.

There is a garage for two cars as well as a carport.

Heating is done with wood, and depending the room, added with electricity or a heat pump.

There are solar panels for a 400 ltr water heater, which fills 3 existing water heaters.

Under the terrace is a wine cellar.

Do I need to tell much more about the Luberon, Provence, with its lavender fields as far as the eye can see, its breathtaking views, its abundant nature in the middle of the Parc Régional Naturel du Luberon, its Unesco listed sites, its Provençal markets with their wonderful smells and colours, its terraces where you can enjoy a drink, its restaurants with their excellent local dishes, its 300 days of sunshine, in short: the ever-present summer...

In the village you will find a possibility to buy your baguettes, a bar, a restaurant, a town hall and a school.

In the town of Apt, 10 minutes drive away, you will find all the shops, colleges, cinema, the hospital and many other services.

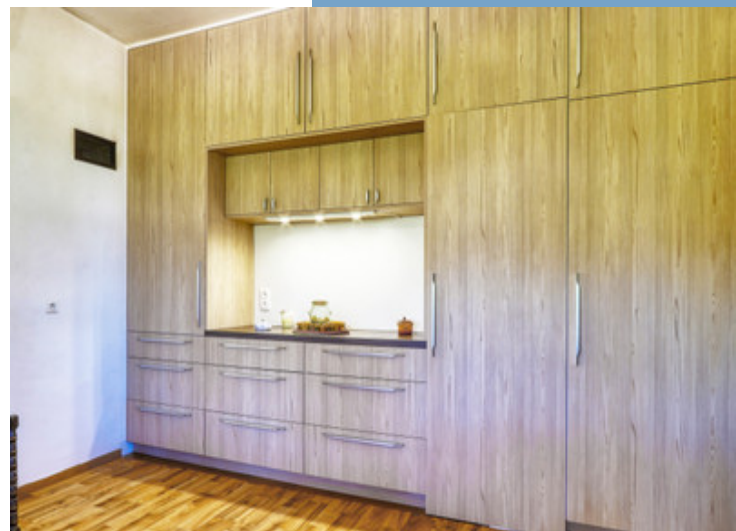
The airport of Marseille and the TGV of Avignon are about 1h15 drive away.

Please have a look at the virtual tour (button on the pictures) and the floor plans to better understand the place and don't hesitate to ask me for more information or for a virtual o...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A04083>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

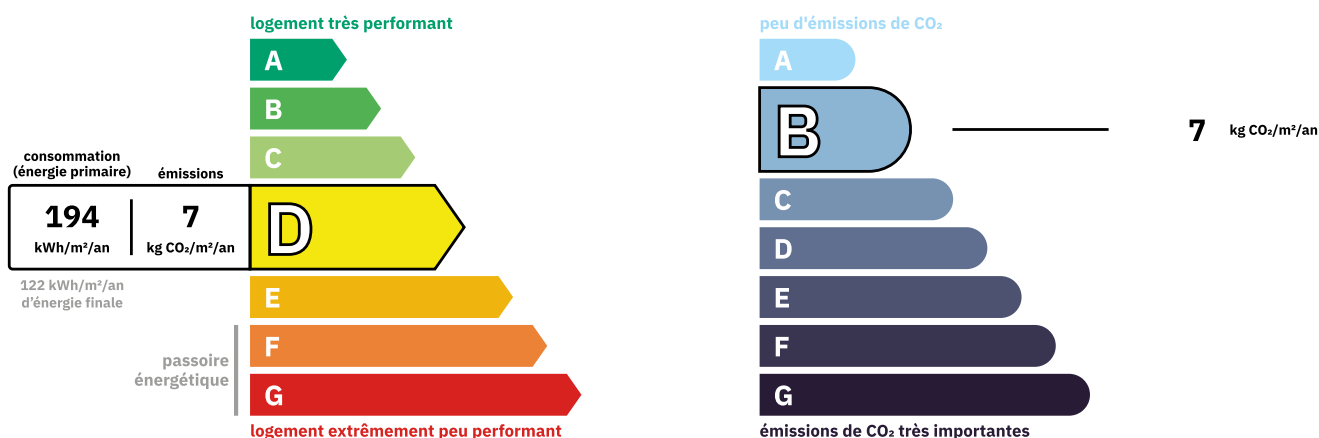
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ENERGIE-DPE

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



Property **Poorly efficient**
Estimated annual energy costs
between 3530 € and 4860€ for 2023

NOTICE

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

I: Quoted prices are subject to fluctuations in exchange rates. 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

Réf :A04083
FILE COMPLETE
AND PHOTOS
ON REQUEST

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