LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL

ST SATURNIN LES APT, PROVENCE - BEAUTIFULLY RESTORED VILLAGE PROPERTY WITH TERRACE AND POOL. LIVELY VILLAGE!

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PROPERTY FACT FILE

REFERENCE	A43683EKO84
PRICE	€ 535,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	4
ACCOMMODATION	150 m²
LAND	25 m²
TOWN	Saint-Saturnin-lès-Apt
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Family Home
CONDITION	Good condition
FEATURES	Swimming Pool, Mains drainage, Garage

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

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- Character property (old stones, beams, tiles..)
- Lovely renovation with quality materials
- Plunge pool (heated!)
- Nice and quiet terrace
- Calm environment and walking distance to shops

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In the heart of Saint-Saturnin-lès-Apt, this charming village property dates from around 1700! It offers true authenticity and a high-quality renovation carried out with great respect for its original character. Exposed beams, traditional terracotta tiles, shutters and many Provençal details create a warm and characterful atmosphere.

DESCRIPTION

Saint-Saturnin-lès-Apt is a charming, ancient Provençal village, crowned by the impressive ruins of an 11th-century castle. Today, it stands as a delightful place to live in the heart of the Luberon. The village offers a variety of local amenities, including bakeries, a butcher, an excellent delicatessen, restaurants, hotels, taverns, and inviting terraces perfect for enjoying a coffee or meal. In addition, there is a post office, a library, town hall, schools, and a large municipal swimming pool.

A weekly market adds to the village's charm, and with over 300 days of sunshine per year, the weather is an additional perk for those who love outdoor living.

As part of the Luberon Regional Natural Park, the village benefits from the preservation of its stunning surroundings. There are numerous paths nearby, ideal for biking, walking, or horseback riding, allowing you to explore the beauty of the region in an environmentally protected setting.

The bustling town of Apt, with its supermarkets, colleges, cinema, and more, is just 10 km away, ensuring all the necessities and entertainment you may need are within easy reach.

For those who need to travel further, the Avignon TGV station is a mere 50 minutes by car, and Marseille Airport is only an hour away, offering excellent connections to the rest of France and beyond.

Feel free to check out the advert for more details, ask for additional information, or plan a visit with me. I'll be delighted to show you this lovely property...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A43683EKO84

COMPLETE FILE AND PHOTO ON REQUEST

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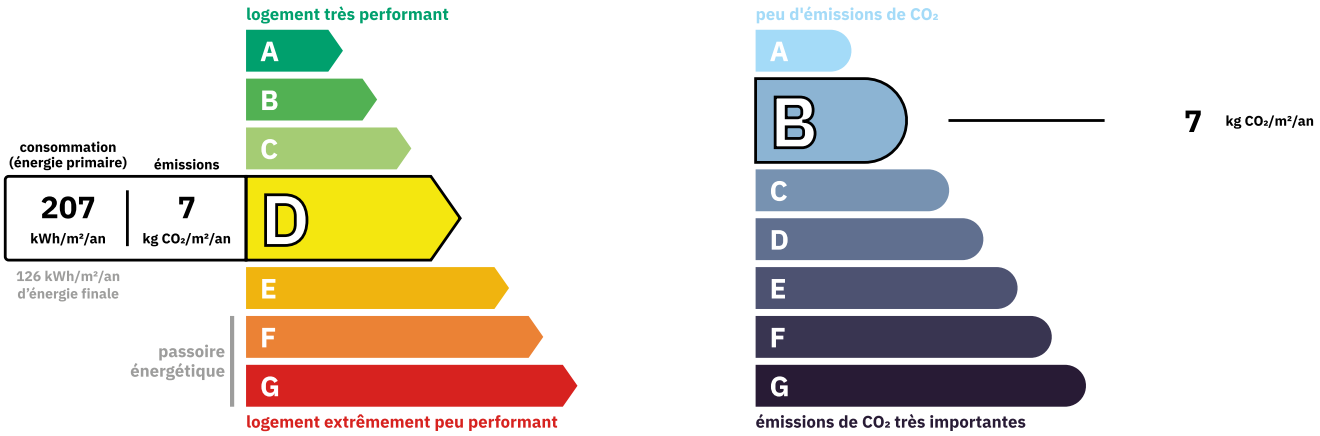
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 2370 € and 3250€ 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

Réf :A43683EKO84

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