



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

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## PROPERTY FACT FILE

REFERENCE	A04083
PRICE	€ 1,090,000 £ 902,084* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	4
ACCOMMODATION	268 m <sup>2</sup>
LAND	7140 m <sup>2</sup>
TOWN	Caseneuve
DEPARTMENT	Vaucluse
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

## DESCRIPTIF

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.

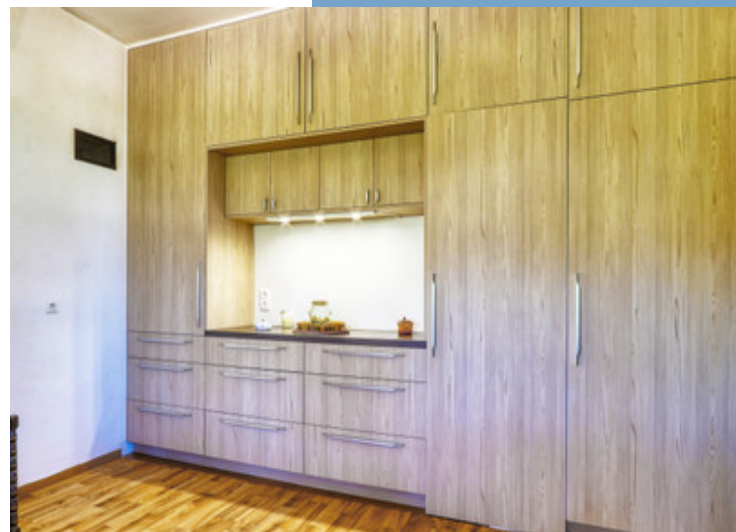
The airport of Marseille and the TGV of Avignon are about 1h15 drive away.

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

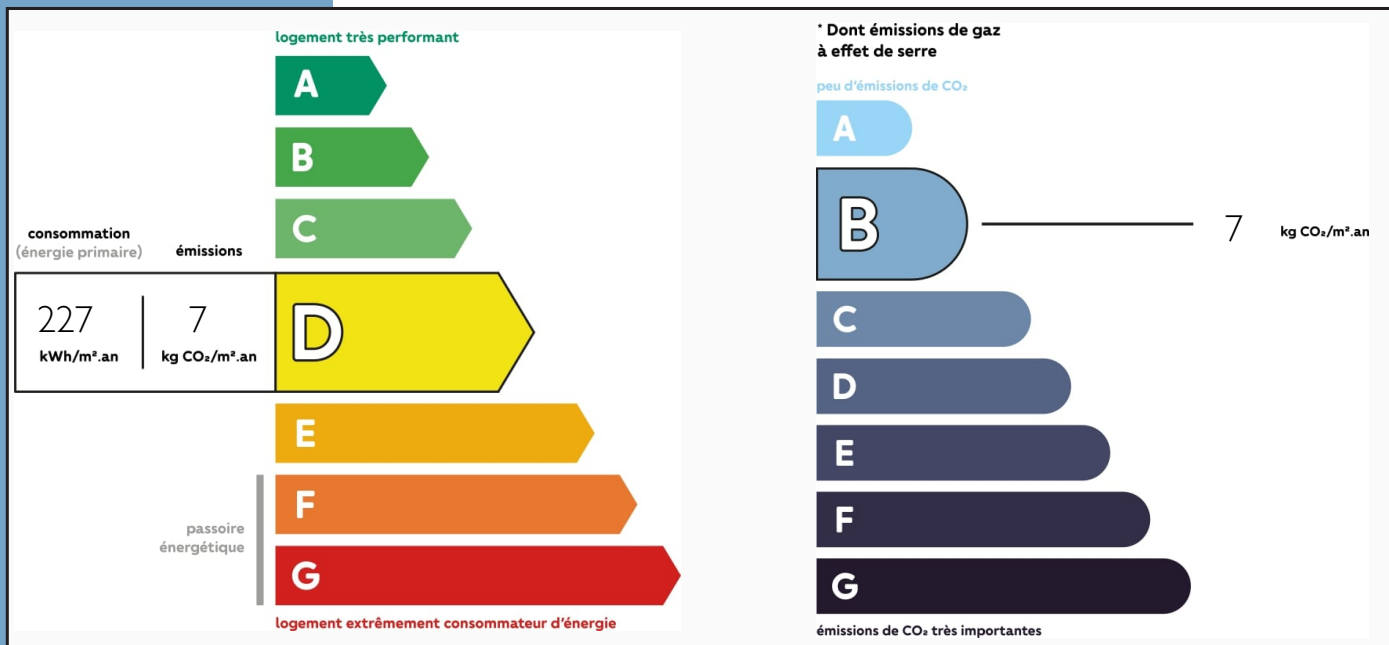
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## ENERGIE-DPE

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



## NOTICE

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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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