

APT, PROVENCE – ELEGANT 19TH-CENTURY HOME WITH POOL AND GUEST APARTMENTS IN HISTORIC CENTRE

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PROPERTY FACT FILE

REFERENCE	A45289EKO84
PRICE	€ 1,690,000 £ 0* *agency fees to be paid by the seller
BEDROOM	8
BATHROOM	8
ACCOMMODATION	480 m²
LAND	733 m²
TOWN	Apt
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Mains Drains, River Frontage

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





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- The history of this building is everywhere
- Very spacious, very bright
- Beautifully renovated with high standards
- Stunning orangerie and lovely pool
- Turn key autonomous hospitality project

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In the very heart of Apt's historic centre, within a peaceful and sought-after setting, this remarkable 19th-century residence offers an exceptional lifestyle, just steps from shops, restaurants and the renowned Provençal market. Beautifully renovated with respect for its original character, the property combines elegance, generous volumes,



DESCRIPTION

Thanks to a modern heat pump system providing efficient heating and cooling throughout the property, as well as double glazing, the house offers excellent energy performance and comfortable living in all seasons, while preserving its historic charm.

The charming town of Apt offers a full range of amenities including shops, restaurants, cafés, schools, a hospital, museums, and cultural attractions. Its historic centre is a true delight to explore, with narrow winding streets, beautiful medieval architecture, and traces of Roman heritage still visible today. Apt is also famous for its vibrant Provençal market held every Saturday — a lively and authentic experience not to be missed.

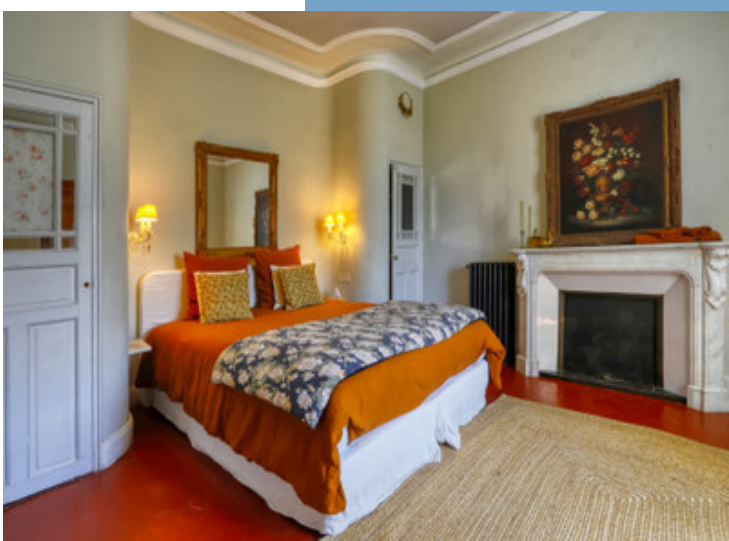


Set in the heart of the Luberon, this remarkable property enjoys an ideal location to embrace the Provençal lifestyle at its finest. Whether strolling through local markets, discovering the surrounding countryside, or simply relaxing in the garden, the setting offers something for everyone.

The area is surrounded by outstanding natural beauty within the Luberon Regional Natural Park, known for its rolling landscapes, vineyards, lavender fields, ochre cliffs, and olive groves. It is a paradise for hiking, cycling, and outdoor living.

The property is conveniently located approximately 75 km from Marseille Provence Airport and just one hour from Avignon TGV station, providing easy access to major French and European destinations.

Please feel free to contact me for further information or to arr...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A45289EKO84

COMPLETE FILE AND PHOTO ON REQUEST

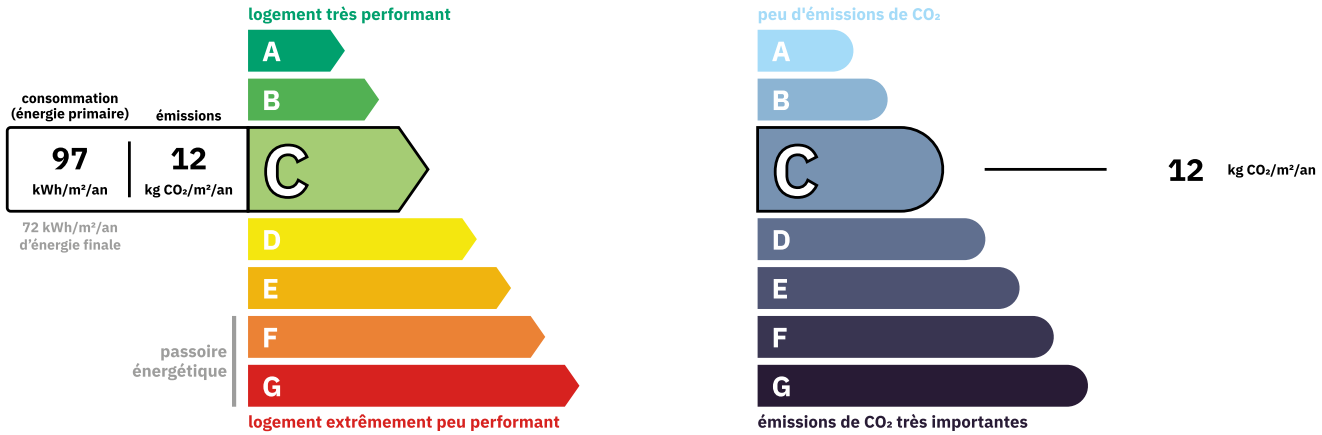
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 4244 € and 5742€ 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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FILE COMPLETE AND PHOTOS ON REQUEST

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