

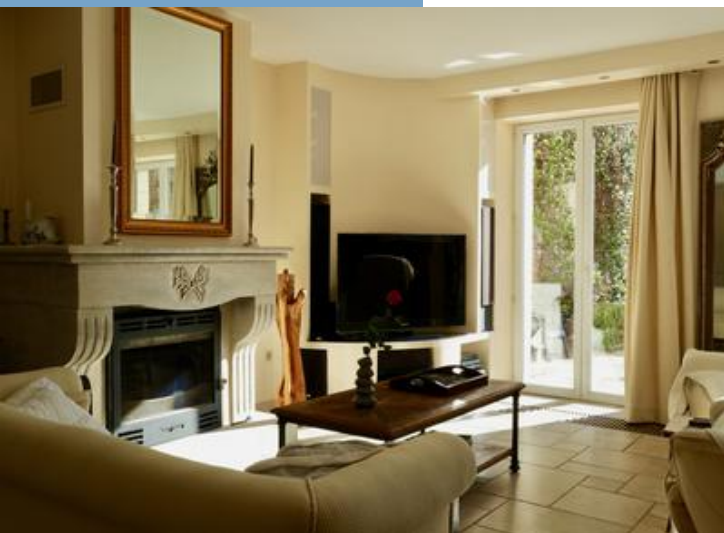


LUBERON. PRESTIGIOUS OLD MILL OF THE XIX  
TH CENTURY ENTIRELY RENOVATED WITH 3  
HOLIDAY COTTAGES AND SWIMMING POOL.  
200 SQM, 13 BEDROOMS. GROUND 7,5 HA.  
POSSIBLE EXPANSION 150 SQM IN ANNEX  
BULDING.

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## DESCRIPTION

At 15 mn from Manosque (train, highway), in the regional park of Luberon, this old mill built in 1855 and recently renovated with style and high quality materials offers a superb exposure south-south east, not overlooked, on a very spacious ground (7,5 ha) with swimming pool, pool house and leisure areas, nearby a little river the Largue. This property includes a main house (200 sqm) and 3 holiday cottages now classified "4 étoiles" and it offers more possibilities.



PROPERTY FACT FILE	
REFERENCE	91834DDE04
PRICE	€ 1,155,000 £ 1,033,055* <small>*agency fees to be paid by the seller</small>
BEDROOM	13
BATHROOM	6
ACCOMMODATION	404 m <sup>2</sup>
LAND	76700 m <sup>2</sup>
TOWN	REILLANNE
DEPARTMENT	Alpes_de_Hautes_Provence
LOCATION	0-2KM to amenities
TYPE	Bed and Breakfast, Country House, Family Home
CONDITION	Excellent condition, ,
FEATURES	Barns / outbuildings, Business potential, Character property
<small>*Price based on current exchange rate which is subject to change</small>	



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MAIN HOUSE 200 m<sup>2</sup> ...

Ground floor :

- entrance 5 sqm
- living room with insert chimney 38 sqm
- fully fitted kitchen with dining area 23 sqm
- bathroom with shower and WC 4 sqm
- laundry 6 sqm, cellar with direct access to the garage

1st floor :

- 2 bedrooms of 12
- 2 bedrooms of 13 sqm
- bathroom with shower 3,5 sqm

2nd floor :

- office 12 sqm
- another office 8 sqm (in the future, it will be the bathroom for this floor)
- 3 bedrooms (12-13-14 sqm)
- dressing
- WC

ANNEX BUILDINGS ...

2 independent holiday cottages very well furnished and equipped and a studio.

Cottage "Mistral" 60 sqm

- entrance 4 sqm
- living room with fully integrated kitchen 25 sqm
- bathroom with shower 8 sqm
- bedroom with dressing 12 sqm
- mezzanine with bedroom 10 sqm

Cottage "Sirocco" 72 sqm

- living room with fully integrated kitchen 37 sqm
- bathroom with shower 4 sqm
- WC with wash basin
- 2 bedrooms with cupboard (12 and 15 sqm)

Studio "Nathali" 25 sqm

- living/bedroom
- kitchen

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

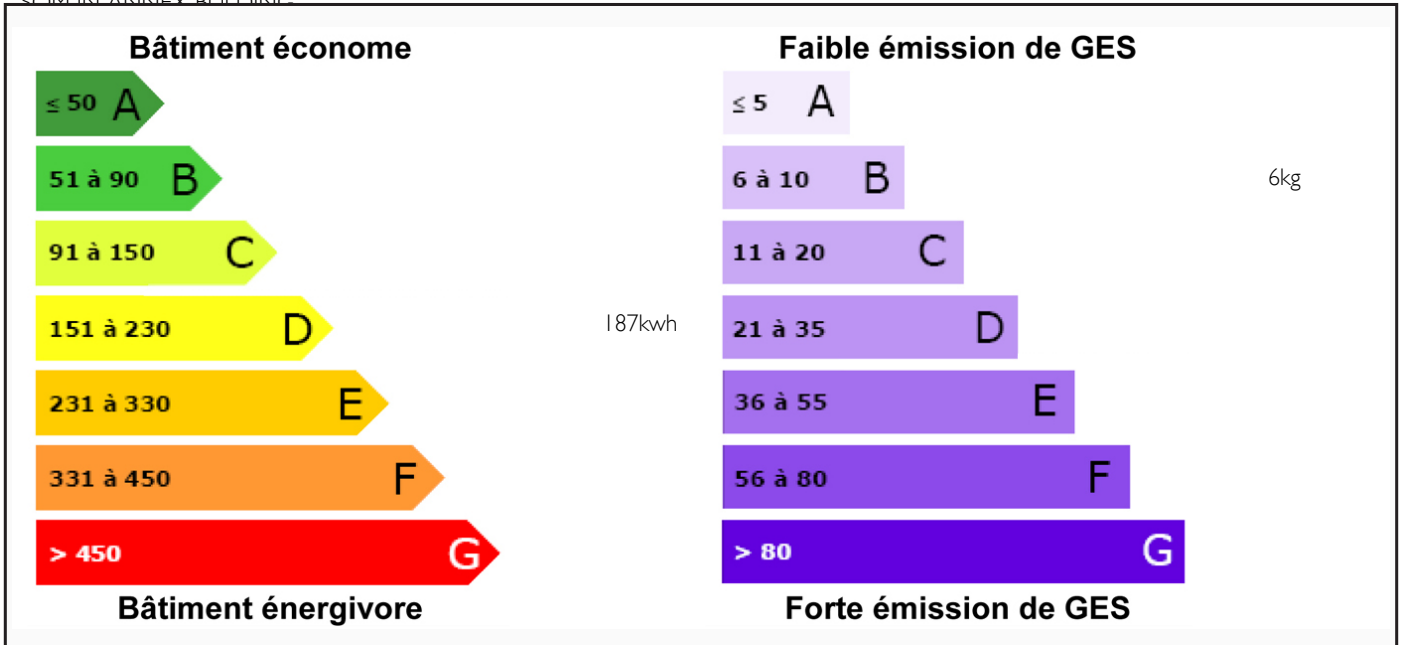
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- bathroom with shower and WC



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SQM IN AN INEX-BUILDING

ENERGY DPE



## IMPORTANT-NOTICE

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