



LUBERON: BEAUTIFUL PROVENÇAL HIDEAWAY
WITH GUEST HOUSE, TWO POOLS, LARGE
TERRAIN AMIDST BEAUTIFUL LANDSCAPE.

LUBERON: BEAUTIFUL
PROVENÇAL HIDEAWAY
WITH GUEST HOUSE,
TWO POOLS, LARGE
TERRAIN AMIDST
BEAUTIFUL L...



PROPERTY FACT FILE	
REFERENCE	A28799DIP04
PRICE	€ 990,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	5
BATHROOM	3
ACCOMMODATION	263 m²
LAND	9040 m²
TOWN	Saint-Michel-l'Observatoire
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- main house with 180 sqm and high standard material
- Guest house with 82 sqm, also with pool
- Possibility to create studio
- Ideal for horses
- in plain nature

LUBERON: BEAUTIFUL
PROVENÇAL HIDEAWAY
WITH GUEST HOUSE,
TWO POOLS, LARGE
TERRAIN AMIDST
BEAUTIFUL L...

Ref : A28799DIP04

Discover a magnificent hideaway in the eastern part of the Luberon, between the capital city of the Luberon Apt and the artists' village Forcalquier. In the midst of unspoilt nature lies this estate with its two houses, two swimming pools, a total of 5 bedrooms and around 9,000 m2 of land (constructible). The main house is around 173 m2 in size

DESCRIPTIF

Ideal for hosting paying and non-paying guests without compromising your own privacy.

In the large garden you will also find a former stable for two horses, which is currently being converted into a studio (carcass state).

Swimming pool Main house: 6 x 3 m, chlorinated
Guest House swimming pool: 12 x 5 m, salt water

A must-see!

Quality materials

Underfloor heating, Fireplace, Wood-burning stove

Heat pump

Borehole

Double garage (can be converted)

Double carport

Garden tool shed

Main house: 173 m2

Living room with Mezzanine: 45 m2

Kitchen: 31 m2

Parental Suite Bedroom: 21 m2

Parental bathroom plus dressing room / storage: 20 m2

Bedroom 2: 11 m2

Bedroom 3: 14 m2

Guest House: 82 m2

Lounge: 30 m2

Kitchen: 11 m2

Bedroom: 12 m2

Dormitory room: 25 m2

Summer kitchen: 12 m2

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

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A28799DIP04>

COMPLETE FILE AND PHOTO ON REQUEST

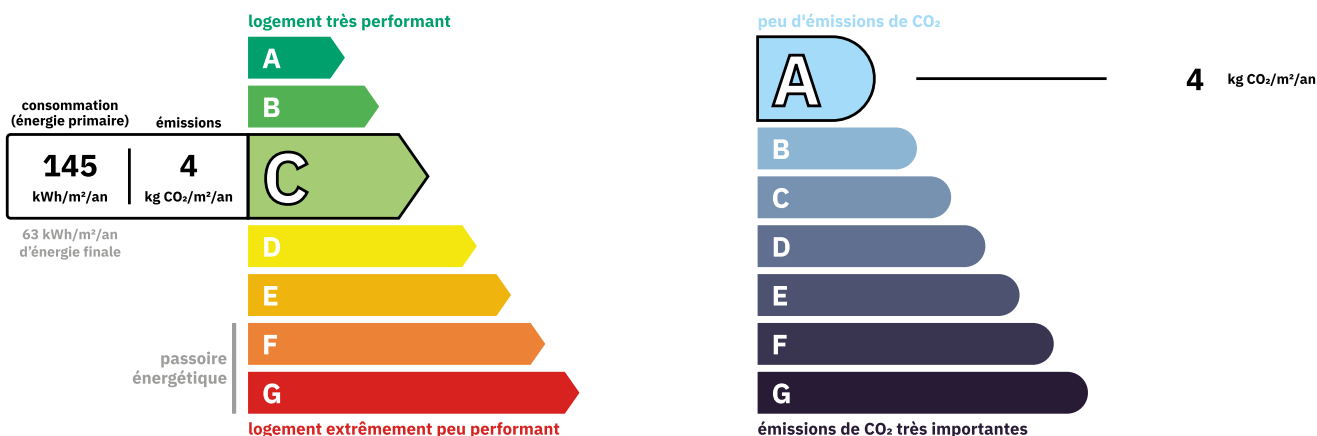


LUBERON: BEAUTIFUL
PROVENÇAL HIDEAWAY
WITH GUEST HOUSE, TWO
POOLS, LARGE TERRAIN
AMIDST BEAUTIFUL L...

Ref : A28799DIP04

ENERGIE-DPE

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



Property Moderately efficient
Estimated annual energy costs
between 1520 € and 2100€ for 2021

NOTICE

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

1: 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 : A28799DIP04
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr