



IN PROVENCAL ORANGE, CENTER OF TOWN,  
MONUMENTAL PROPERTY, WITH 2 POOLS,  
TENNIS COURT AND BEAUTIFUL GARDEN.

IN PROVENCAL ORANGE,  
CENTER OF TOWN,  
MONUMENTAL PROPERTY,  
WITH 2 POOLS, TENNIS  
COURT AND BEAUTIFUL  
G...



| PROPERTY FACT FILE                                               |                                                                      |
|------------------------------------------------------------------|----------------------------------------------------------------------|
| REFERENCE                                                        | A29572JB84                                                           |
| PRICE                                                            | € 2,250,000<br>£ 1,873,643*<br>*agency fees to be paid by the seller |
| BEDROOM                                                          | 15                                                                   |
| BATHROOM                                                         | 11                                                                   |
| ACCOMMODATION                                                    | 768 m <sup>2</sup>                                                   |
| LAND                                                             | 9752 m <sup>2</sup>                                                  |
| TOWN                                                             | Orange                                                               |
| DEPARTMENT                                                       | Vaucluse                                                             |
| LOCATION                                                         | Town property                                                        |
| TYPE                                                             | Maison de Vacances, House,<br>Family Home                            |
| CONDITION                                                        | Good condition                                                       |
| FEATURES                                                         | Swimming Pool, Mains Drains,<br>Garage                               |
| *Price based on current exchange rate which is subject to change |                                                                      |



- Excellent for events or guest house activity
- Quiet area, not overlooked
- Fantastic style and materials used
- Spacious rooms
- Garden with full grown trees

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Two prestige properties in the heart of the city of Orange, with all facilities for event organisation or tourist rental. Located in a beautiful park.

## DESCRIPTIF

Imagine semi-retiring in the stunning Provence, enjoying the serene beauty of the region while generating income from renting out luxurious properties. This magnificent estate in Orange offers exactly that opportunity.

Orange is a gem in Provence, renowned for its Roman monuments and breathtaking excursions through Ardeche, Gard, Vaucluse, and Drôme. The city is easily accessible by car or train and is famous for the annual opera festival, Chorégies d'Orange, held in the ancient Roman theatre. The vibrant city offers all modern amenities, including hospitals, shops, and restaurants, and hosts numerous cultural events throughout the year.

This exceptional property, built around 1850, consists of two attached residences and additional living spaces, ensuring complete privacy for the owners even when one property is rented out. Spanning one hectare, this estate provides a rural feel while being just a three-minute walk from the city centre. The estate exudes elegance and charm, nestled within a shady park that includes a tennis court and swimming pools for each house. A separate 100m<sup>2</sup> building is perfect for hosting seminars, parties, and other events, and there is a caretaker's house on the property as well.

### The Main House

A grand 3-storey residence with 6 spacious bedrooms, 3 luxurious bathrooms, and a private pool. Each room is furnished with beautiful decorative elements, combining comfort with elegance.

### Ground Floor:

Large entrance hall (26m<sup>2</sup>) with a monumental s

### More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A29572JB84>

COMPLETE FILE AND PHOTO ON REQUEST

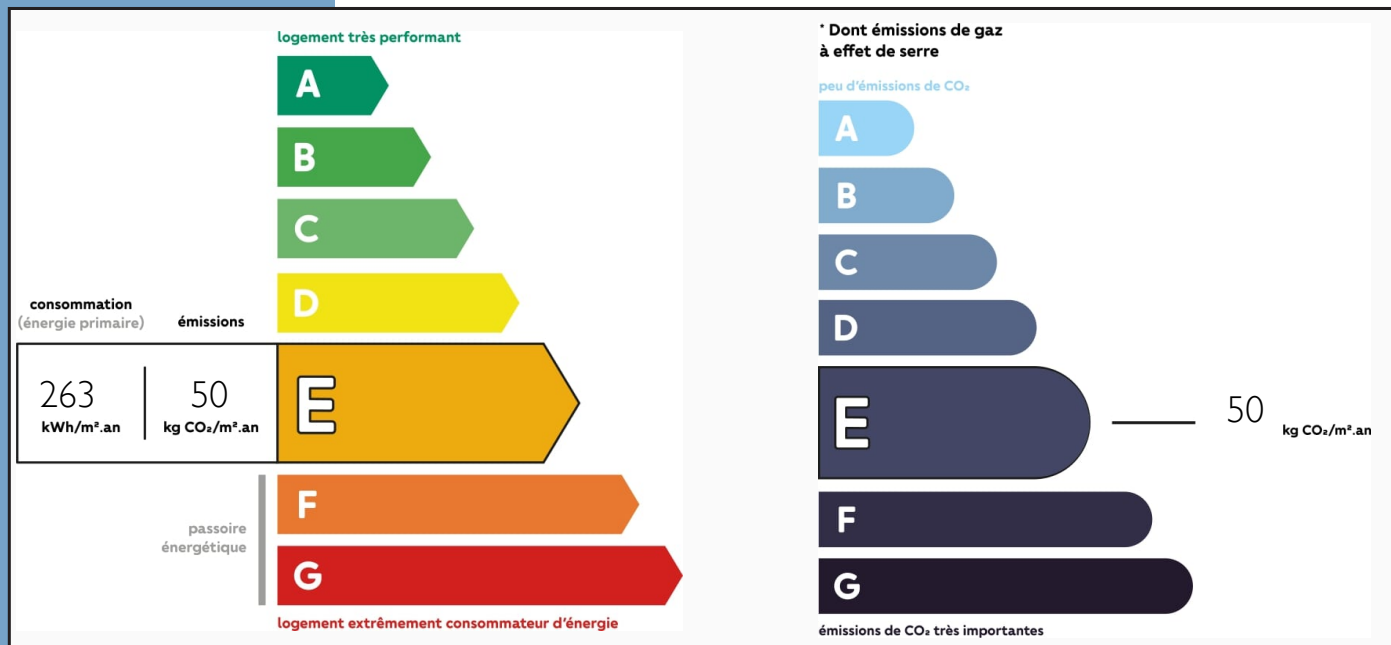


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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

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FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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