



IN THE HEART OF THE LUBERON - SPLENDID  
SPACIOUS BASTIDE WITH OUTBUILDINGS AND  
EXCEPTIONAL VIEWS OF THE MOUNTAIN



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## PROPERTY FACT FILE

REFERENCE	A30313
PRICE	€ 1,980,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	4
BATHROOM	4
ACCOMMODATION	251 m <sup>2</sup>
LAND	16691 m <sup>2</sup>
TOWN	Oppède
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Country House
CONDITION	To be renovated
FEATURES	Other Drainage, Garage, Barns - outbuildings

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





- Mansion
- Peaceful environment
- Exceptional view
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This bastide embodies the elegance and charm of a bourgeois house in the heart of an exceptional setting, nestled in a 1.6-hectare park facing a medieval village in the Luberon.

On the ground floor, the main entrance leads to a living room and dining room with fireplaces, an authentic Provencal kitchen, a laundry

## DESCRIPTIF

The bastide, nestled in an authentic and picturesque Provençal village, is renowned for its tranquility and rich historical heritage, exuding a serene and calm atmosphere.

The opportunity to acquire this bastide represents a unique investment for a primary residence, a vacation home, or a prestigious real estate project, requiring restoration and modernization work to reveal its full potential.

Benefiting from a pleasant Mediterranean climate with hot, dry summers and mild winters, this location allows full enjoyment of outdoor activities throughout the year.

Although small, the commune has essential infrastructure for a comfortable life, such as schools, local shops, restaurants, healthcare services, vineyards, and various charming artisanal shops.

The village is ideally located near many major tourist sites in the Luberon:

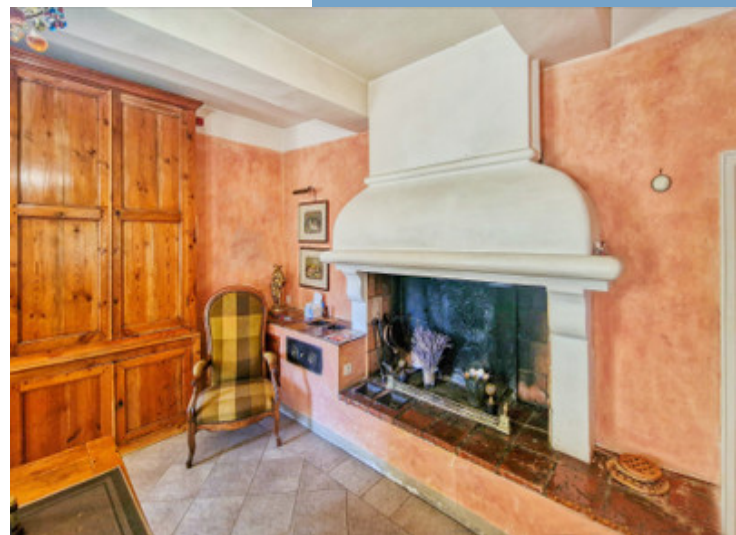
- Oppède-le-Vieux: a picturesque hilltop village with its medieval castle ruins, the Romanesque church of Notre-Dame d'Alidon, and narrow cobbled streets.
- Ménerbes: famous for its beautiful views and historical buildings.
- Gordes: renowned for its large stone houses and the Abbey of Sénanque surrounded by lavender fields.
- Fontaine-de-Vaucluse: offering a stunning emerald spring, picturesque landscapes, and the famous source of the Sorgue, a must-see for nature lovers.
- Bonnieux: with its old churches and panoramic views of the Luberon valley.
- The Gorges de Régalon offering a dramatic and picturesque hiking experience.

For more extensive n

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A30313>

COMPLETE FILE AND PHOTO ON REQUEST



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

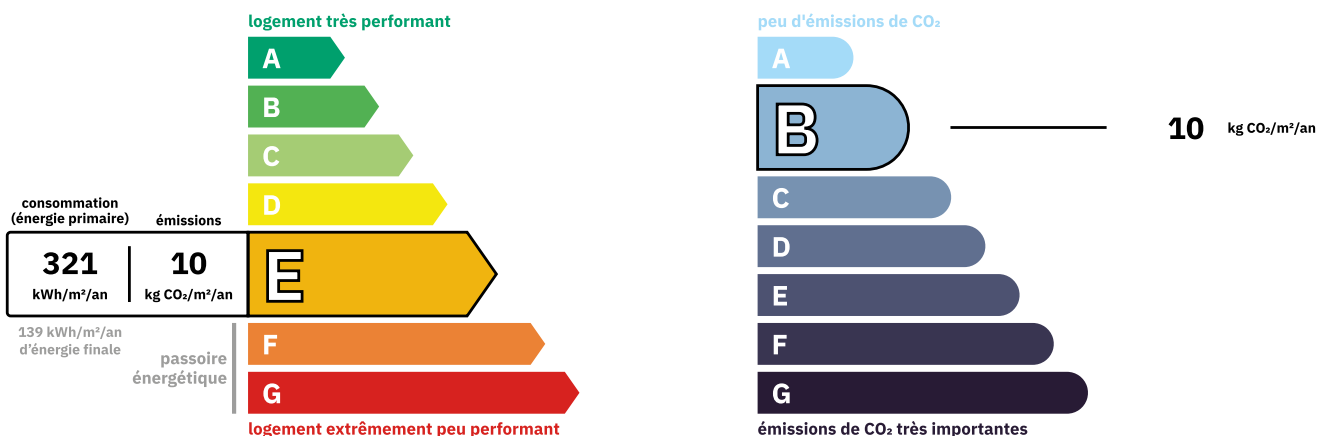
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## ENERGIE-DPE

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



Property **Energy consuming**  
Estimated annual energy costs  
between 6020 € and 8170€ for 2021

## NOTICE

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

I: 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.

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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 :A30313  
FILE COMPLETE  
AND PHOTOS  
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