



ORANGE, PROVENCE – STUNNING HÔTEL  
PARTICULIER OF 400M<sup>2</sup>, 4 SPACIOUS LIVING  
ROOMS, 5 BRS, 1853M<sup>2</sup> PARK, POOL



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5 BRS, 1853M<sup>2</sup> ...



PROPERTY FACT FILE	
REFERENCE	A34029EIB84
PRICE	€ 1,149,000 £ 961,541* <small>*agency fees to be paid by the seller</small>
BEDROOM	5
BATHROOM	6
ACCOMMODATION	400 m <sup>2</sup>
LAND	1853 m <sup>2</sup>
TOWN	Orange
DEPARTMENT	Vaucluse
LOCATION	Town property
TYPE	Maison de Vacances, House, Family Home
CONDITION	To be renovated, Habitable, New Build
FEATURES	Swimming Pool, Mains Drains, Electricity on site
<small>*Price based on current exchange rate which is subject to change</small>	



- Prime location in city center
- Private, tranquil and secluded park for relaxation
- Spacious and luxurious living
- Old-world charm with modern comfort
- Professional kitchen + wine cellars

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Discover Provençal charm and elegance in the heart of downtown Orange. Just a few steps from the Arc de Triomphe and the Roman Theatre, this magnificent Hôtel Particulier, spanning 400 m<sup>2</sup> and dating back to 1850, is set within a 1853 m<sup>2</sup> tree-filled park and was once the secondary residence of wealthy wine merchants.

## DESRIPTIF

Completely renovated in 2008, this exceptional 400 m<sup>2</sup> property is located in the heart of Orange, in an intimate and secluded setting, away from prying eyes.

Formerly a luxury guesthouse and restaurant, a member of the prestigious "Châteaux & Hôtels Collection," this property, internationally renowned for its high standard, offers exceptional potential for both private and professional use.

The interior of this residence combines comfort and elegance, with four cozy living/dining rooms, three of which feature original parquet floors, and a fully equipped professional kitchen. Spacious, well-appointed cellars add an extra touch of charm.

The suites, located on the first and second floors of the house, are bright and comfortably furnished. The overall atmosphere is warm and refined, with a subtle touch of baroque style. Each 60 m<sup>2</sup> suite includes a living room, a bedroom, a shower room with an Italian-style shower, and a separate toilet. One 20 m<sup>2</sup> bedroom has an en-suite shower room with toilet and a private 20 m<sup>2</sup> south-facing terrace, completely sheltered from view.

The large south-facing terrace of 100 m<sup>2</sup> includes a bar area and a bioclimatic pergola. It leads to the magnificent, private, and flower-filled park. You'll also discover a luxurious, heated, self-cleaning swimming pool, complete with a hydrotherapy bench and solarium, offering comfort and refinement at every turn.

Enjoy an outdoor summer bar area, located by the pool, perfect for entertaining friends

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A34029EIB84>

COMPLETE FILE AND PHOTO ON REQUEST



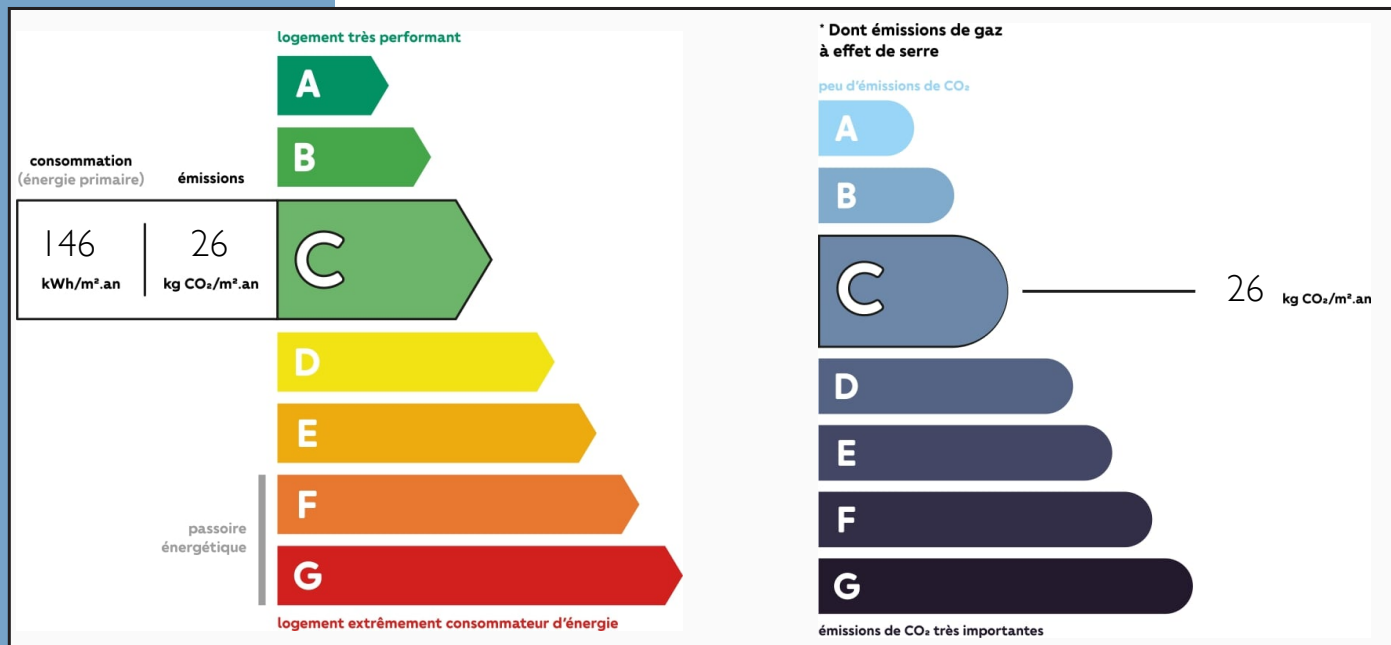


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## ENERGIE-DPE

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



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## CONTACT

Réf :A34029EIB84  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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