



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



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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 m <sup>2</sup>
LAND	9040 m <sup>2</sup>
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

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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

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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

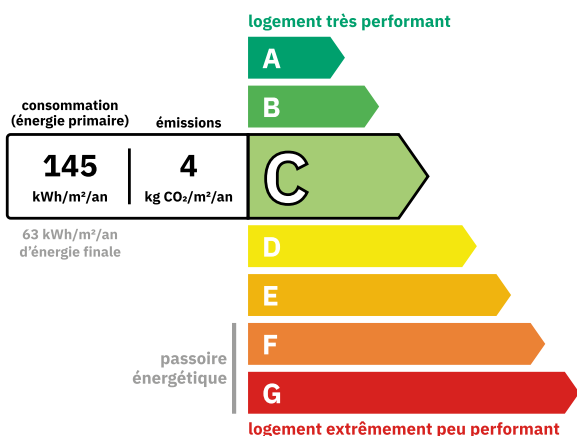


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## ENERGIE-DPE

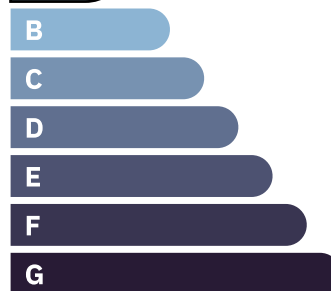
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peu d'émissions de CO₂

A

4 kg CO₂/m²/an



émissions de CO₂ très importantes

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.

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## CONTACT

Réf : A28799DIP04  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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