



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

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WITH 2 POOLS, TENNIS  
COURT AND BEAUTIFUL  
G...



PROPERTY FACT FILE	
REFERENCE	A29572JB84
PRICE	€ 2,250,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	15
BATHROOM	11
ACCOMMODATION	768 m²
LAND	9752 m²
TOWN	Orange
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, House, Family Home
CONDITION	Good condition
FEATURES	Swimming Pool, Mains Drains, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- 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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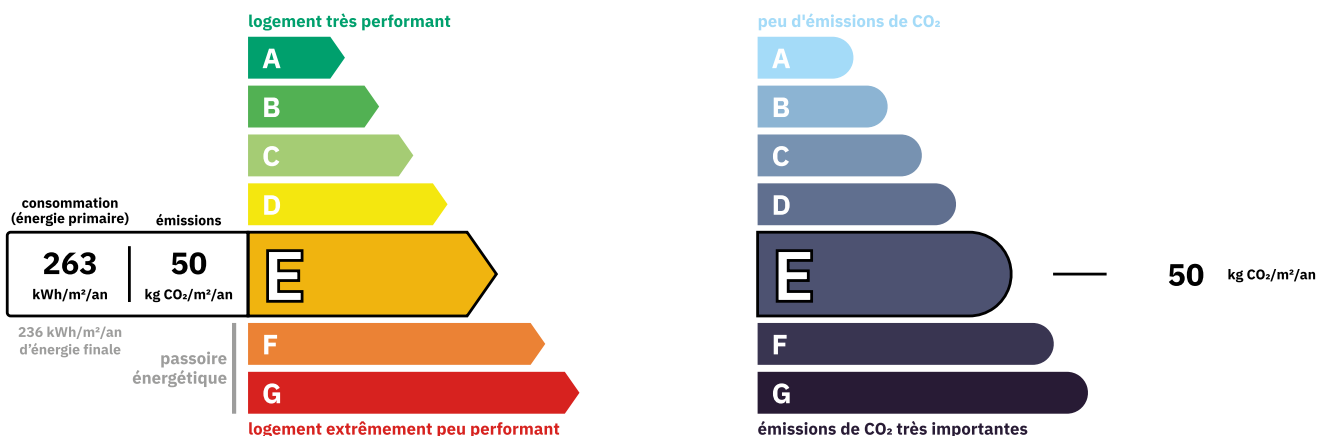
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## ENERGIE-DPE

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 11220 € and 15240€ 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 : A29572JB84  
FILE COMPLETE  
AND PHOTOS  
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