



PARADISE IN THE LUBERON - EXCEPTIONAL
PROPERTY OF STYLE, LUXURY, COMFORT, SPACE
AND STUNNING SURROUNDINGS.

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SPACE AND STUNNING
SURROUND...



PROPERTY FACT FILE	
REFERENCE	A32142EKO84
PRICE	€ 2,295,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	5
BATHROOM	5
ACCOMMODATION	414 m ²
LAND	7871 m ²
TOWN	Rustrel
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- Old Provençal bastide from 1790
- Beautifully renovated
- Beautiful garden with many lovely terraces
- Beautiful new Orangerie for events
- Five beautiful and luxury ensuite bedrooms

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A majestic gate, a lovely lane of cypresses and a beautifully landscaped rose garden lead you to this exceptional bastide dating from 1790. Since the year 2000 and onwards it has been entirely renovated and beautifully decorated.

DESCRIPTIF

The spacious wine cellar is perfect for storing your wines to enjoy later with family and friends on one of the terraces.

For parking, there is a large carport and for events, a constructible large parking area is foreseen with a separate entrance!

This bastide was constructed around 1780 and served initially as a tavern where horses and their riders found their rest and leisure. During the French revolution it has even been a convent. Since the year 2000 and onwards it has been entirely renovated and beautifully decorated.

For years the four bedrooms en suite have served as a luxury bed & breakfast, but nowadays it is a private outstanding property with all sorts of features to make your life comfortable.

Ideal for a family home, a holiday home, a business, for organizing events etcetera, the possibilities are endless.

This welcoming house wraps around you like a warm blanket. Make an appointment to see how beautiful memories are made in this amazing place in the heart of Provence.

The typical Provençal village is closeby and the town of Apt is only 10 minutes drive away.

The Avignon TGV station is about 1h15 drive away and the airport of Marseille is about 1h30 away.

Please do not hesitate to get back to me for further inquiries or to book a visit.

I will be happy to show you this stunning property.

The living space is distributed as follows:

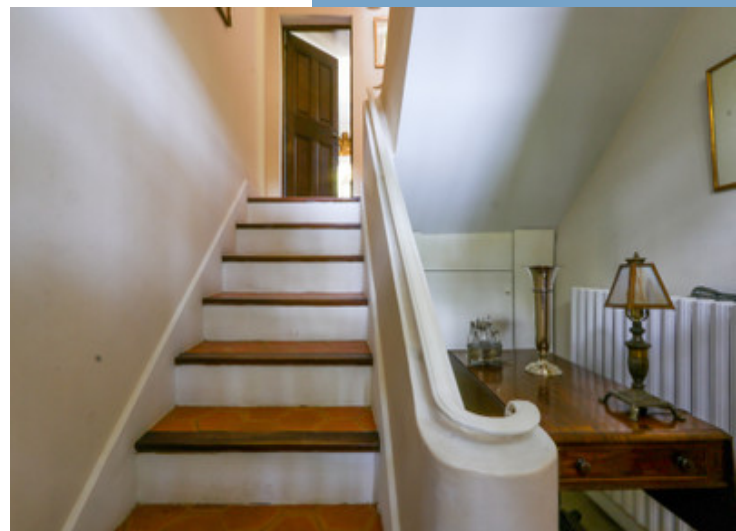
Ground floor:

In the newer part: an entrance hallway (17 m²), a spacious living room (76 m²), a kitchen with pantry (10

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A32142EKO84>

COMPLETE FILE AND PHOTO ON REQUEST



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

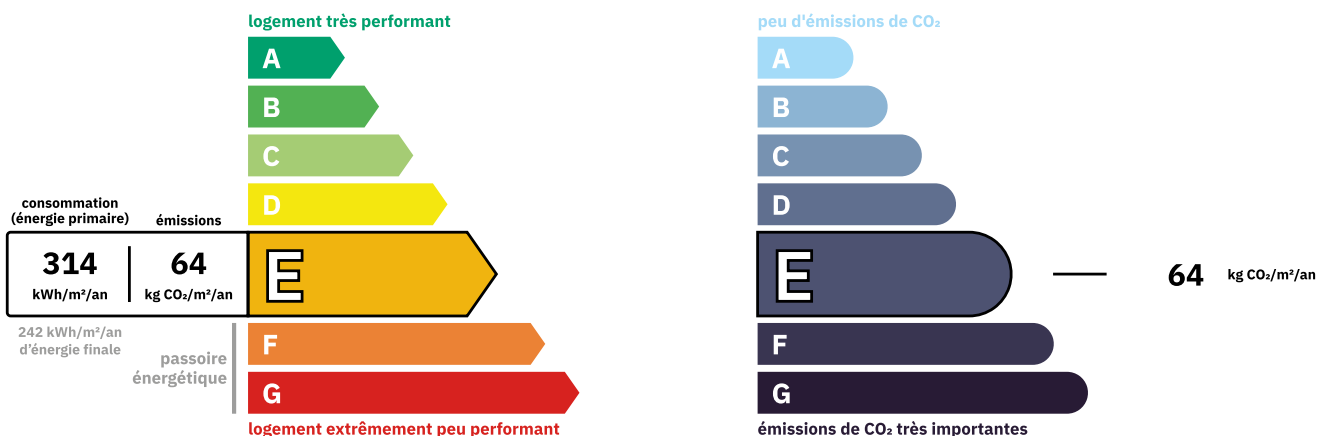
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ENERGIE-DPE

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 8970 € and 12200€ 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.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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 : A32142EKO84
FILE COMPLETE
AND PHOTOS
ON REQUEST

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