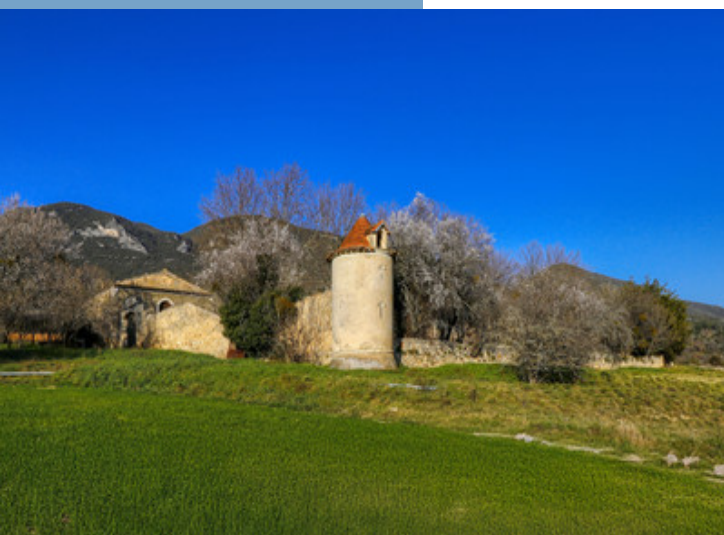




LUBERON, PROVENCE - MAGNIFICENT CASTLE
WITH AGRICULTURAL OUTBUILDINGS AND 84
HECTARES OF LAND AND WOODLAND.

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WO...



PROPERTY FACT FILE

REFERENCE	A32757EKO84
PRICE	€ 2,635,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	16
BATHROOM	5
ACCOMMODATION	725 m ²
LAND	841072 m ²
TOWN	Rustrel
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, Bed and Breakfast, Hotel
CONDITION	To be renovated, Habitable
FEATURES	Other Drainage, Garage, Private parking

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



- A rare and exceptional château with a rich history
- Full of charm, still in its original condition
- Large living surface and agricultural buildings.
- 84 hectares of land and forest
- Lovely views in a quiet setting without neighbors

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Ideally situated in the Luberon Regional Natural Park, near a picturesque village, this magnificent estate comprises multiple buildings, including a 17th-century château with two floors and approximately 540 m² of living space. The château has retained all its original

DESCRIPTIF

This château, built around 1600, once belonged to the co-seigneurs of the region, establishing it within a feudal tradition where several noble families shared the rights and responsibilities of a single seigneurie. This arrangement strengthened local influence and ensured collective management of the land.

In the 19th century, the château became a literary retreat for Pierre Alexis Ponson du Terrail, who wrote parts of his famous serialized novel *Rocambole* here, giving the estate a unique character.

The first of the current owner's lineage purchased the château as a hunting lodge, and each summer, the family from Marseille would come to stay and hunt. This ancestor was a devoted supporter of Count de Chambord, King Henri V, the last legitimate heir to the throne for royalists. This allegiance reflects the château's deep ties to French history.

In 1920, an agricultural wing was added, designed by a renowned architect to form a complete farm estate. It includes a sheepfold, hay barns, several dovecotes, pigsties, kennels, a silkworm house, a washhouse, an old bread oven, vehicle spaces, a water cistern, and worker accommodations. The current owners continue to run this agricultural operation and lease the surrounding land.

In the 1970s, modern comforts such as gas central heating, a new kitchen, and upgraded bathrooms were introduced. However, the original condition remains largely untouched, offering excellent restoration potential.

Today, maintenance costs have become

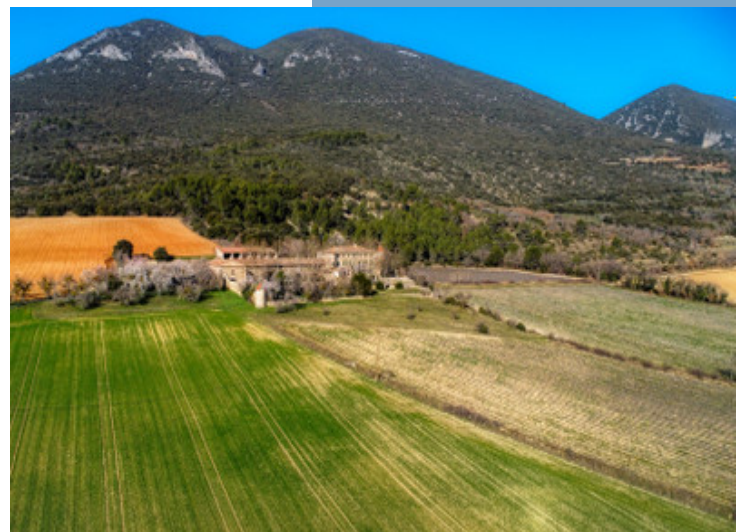
More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A32757EKO84>

COMPLETE FILE AND PHOTO ON REQUEST

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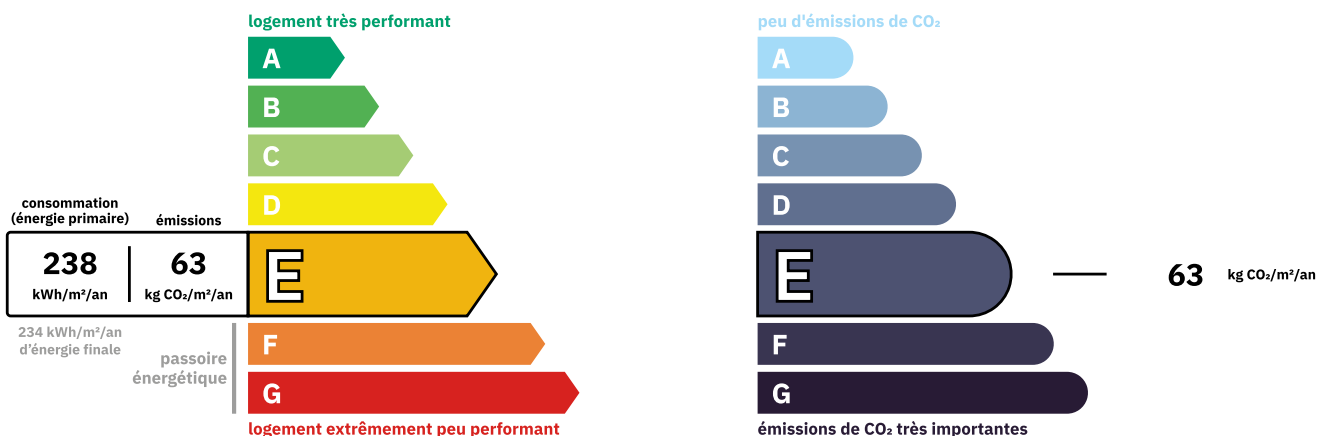


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ENERGIE-DPE

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 14246 € and 19274€ for 2021

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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