

LUBERON – EXCEPTIONAL PROVENÇAL ESTATE NEAR LOURMARIN - 612 M², 4,2 HECTARES OF LAND, LARGE POOL, WATER SOURCE

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PROPERTY FACT FILE

REFERENCE	A44607EKO84
PRICE	€ 1,700,000 £ 0* *agency fees to be paid by the seller
BEDROOM	11
BATHROOM	9
ACCOMMODATION	612 m²
LAND	42768 m²
TOWN	Lourmarin
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Mains drainage, Private drainage

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





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- Exceptional and unique property
- Fully restored by highly qualified craftsmen
- Very spacious dwelling with 22 rooms
- Beautiful and quiet park with old trees
- 16 x 8 m swimming pool, quiet setting

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Close to Lourmarin, a magnificent estate with several dwellings dating from the 16th, 18th and 20th centuries, offers approx. 612 m² of exquisite living area, embedded in well-kept 4,2 hectares of park, woodland and meadows in a picturesque setting.



DESCRIPTION

A spacious covered area of approx. 90 m², with generous ceiling height, complements the architectural ensemble and provides an additional space outdoors.

The estate benefits from several water sources.

With 4,2 hectares in one continuous plot, including extensive woodland and open meadows, this estate offers a generous natural setting ideal for family living and for keeping animals or horses on a private basis. The property benefits from several boreholes, water from the Canal de Provence, as well as a natural spring.
There is a possibility to acquire more land.



Located in the heart of the Luberon Regional Natural Park, the estate enjoys a typically Provençal setting among vineyards, rolling hills and perched villages. The surrounding villages are lively yet authentic, offering shops, restaurants and markets where producers, artisans and locals meet.

The location is ideal: just 40 minutes from Aix-en-Provence, a city of art and history, and 45 minutes from the TGV station.
Marseille-Provence International Airport is less than an hour away.

The Luberon is renowned for the diversity of its landscapes: lavender fields, vineyards, olive groves, forests and gentle hills. Leisure opportunities are numerous, including walking, cycling, horse riding and discovering iconic villages such as Gordes, Roussillon or Lourmarin.

A unique place where nature, heritage and the Provençal art of living come together in harmony.

The soul of this property can also be discovered through ...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A44607EKO84

COMPLETE FILE AND PHOTO ON REQUEST

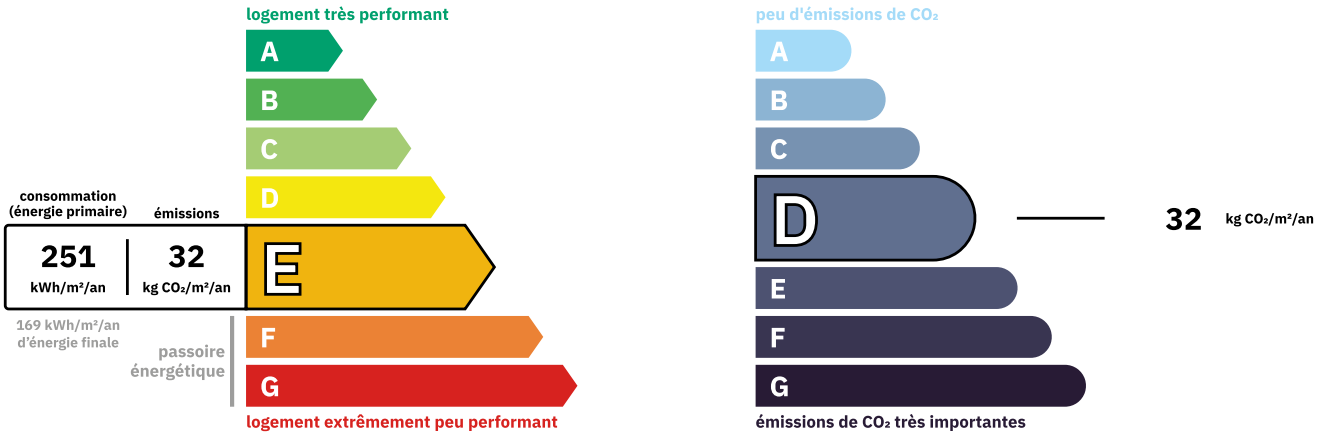
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 15570 € and 21140€ for 2023

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.

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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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