LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A36931EKO84 Price: 975 000 EUR

agency fees to be paid by the seller

ROUSSILLON, PROVENCE – Elegant 5 Beds Country Retreat with Pool, Terraces and Sweeping Luberon Views















INFORMATION

Town:	Roussillon
Department:	Vaucluse
Bed:	5
Bath:	4
Floor:	130 m2
Plot Size:	20425 m2

IN BRIEF

Nestled in a preserved setting in the heart of the Luberon's golden triangle, this beautifully renovated stone property enjoys sweeping views of the Luberon hills and the perched villages of Bonnieux and Lacoste. Set on over 2 hectares of terraced land with olive trees, vineyards, and Provençal plants, it offers total peace and privacy.

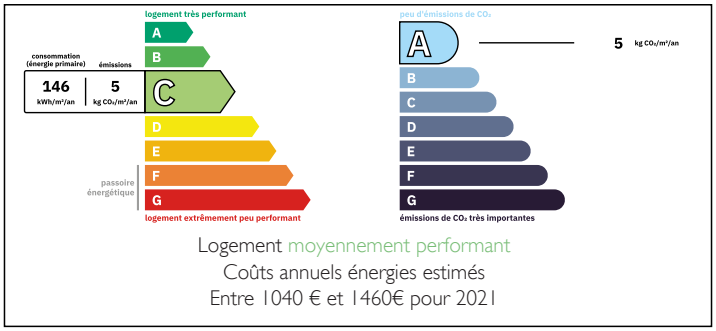
The landscaped garden includes a 12 × 5.5 m swimming pool with pool house, several shaded terraces, and a pétanque court for relaxed outdoor living.

The main house, all on one level, features a fully equipped kitchen open to a bright living area, 4 bedrooms including 2 en-suite, and a separate guest annex with a 5th bedroom and bathroom.

Modern comfort: underfloor heating/cooling, mains water and spring water, automatic irrigation.

Ideal as a family home, holiday retreat, or high-end seasonal rental project.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1040 € et 1460€ pour 2021

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

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LOCAL TAXES

Taxe foncière:	**1600 EUR**

NOTES

DESCRIPTION

The surrounding landscape is a picture of Provençal beauty—gently rolling hills, vineyards, olive groves, and the iconic red ochre cliffs that make Roussillon one of the most beautiful villages in France. The property is just 5 minutes by car from the village, known for its charming cafés, galleries, and vibrant local market. Whether strolling through its ochre-colored lanes, hiking in the nearby Luberon Natural Park, or enjoying a wine tasting at a local domaine, leisure opportunities abound.

Despite its peaceful setting, the location remains practical: around 1 hour from Marseille Provence International Airport and approximately 1 hour and 10 minutes from the TGV stations of Avignon and Aix-en-Provence, offering quick access to Paris and beyond.

This property is not only ideal as a permanent or holiday home—it also has excellent potential for seasonal rentals thanks to its setting, layout, and amenities. You're welcome to explore the virtual tour, floor plans, and additional photos, which I'll be delighted to share with you. And of course, I'd be very happy to arrange a viewing at your convenience!

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

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