LEGGETT
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Ref: A44607EKO84 Price: 1 700 000 EUR

agency fees to be paid by the seller

LUBERON – Exceptional Provençal Estate near Lourmarin - 612 m , 4,2 hectares of land, large pool, water source







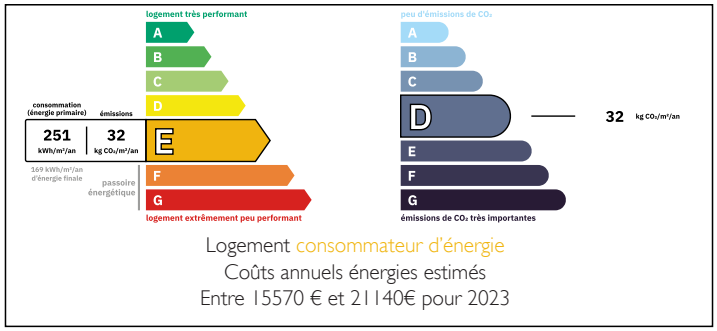








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 15570 € et 21140€ pour 2023

INFORMATION

Town:	Lourmarin
Department:	Vaucluse
Bed:	11
Bath:	9
Floor:	612 m2
Plot Size:	42768 m2

IN BRIEF

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.

The built ensemble includes a main residence of approx. 275 m² as well as additional living quarters of approx. 337 m². The main house offers beautiful historic rooms, carefully restored in beautiful Venetian and Moorish styles: several living rooms, a music room, a kitchen and five bedrooms, two of which are en suite.

Outside, a sunny terrace leads to two grand staircases descending into a park with fountain, mature trees, which with the ochre-colored dome and the park create a remarkable scenic and dramatic setting.

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:	**5500 EUR**

NOTES

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 the many details that tell its story.

Its Provençal heritage can be felt throughout the interiors: in the main rooms, the walls have been