

2 795 000 €

Buying bastide

Surface : 450 m²

Surface of the living : 100 m²

Surface of the land : 25000 m²

Exposition : Sud

View : Dégagée

Hot water : Fuel

Inner condition : excellent

External condition : good

Couverture : tiles

Amenities :

pool, pool house, fireplace, Bedroom on ground floor, double glazing, Automatic Watering, Laundry room, Automatic gate, calm

8 bedroom

1 terrace

8 bathrooms

1 cellar

Energy class (dpe) : C

Emission of greenhouse gases (ges) : D

Document non contractuel

13/08/2022 - Prix T.T.C



Bastide Ménerbes

Superb property of 450sqm, sitting on 2.5 hectares of land, facing one of the most beautiful perched village of the Luberon. Garden landscaped with stone swimming pool and fountains. Living space After crossing a superb provencal iron conservatory, you enter a large living area of 100m² located on the first floor which benefits from the wonderful view. This room includes a fully equipped open kitchen, a living room with fireplace, a dining room, all opening onto a large L-shaped terrace to the south and west. The entrance hall leads to the office, toilets and the owners' ensuite bedroom 1 with shower and toilet, dressing room and office. 2nd floor A natural stone staircase leads to the second bedroom and its superb view with shower room and toilet. Garden level On the ground floor, a large living room / playroom distributes 4 beautiful bedrooms with each bathroom or shower room, and a laundry room. To the west are the 7th bedroom with shower room + wc and an independent studio the 8th bedroom with its bathroom and kitchenette. Most of these rooms have direct access to terraces or the garden. Exterior Facing south, a very beautiful swimming pool of 10 x 5m tiled entirely in travertine, secured by an iron fence and superb roses bushes. A large fully



Contemporary Provencal style, which works very well in the rental market. Natural moca cream stone brings a real cachet to the floor of the house. wooden and iron windows. Furniture: possibility of acquiring part of the furniture. Parking space: Below, two garages and a garden workshop, as well as a large car park for 10 vehicles.

Fees and charges :

2 795 000 € fees included

