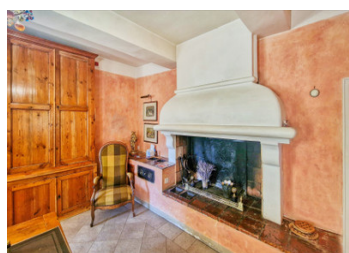


In the heart of the Luberon - Splendid spacious bastide with outbuildings and exceptional views of the mountain



INFORMATION

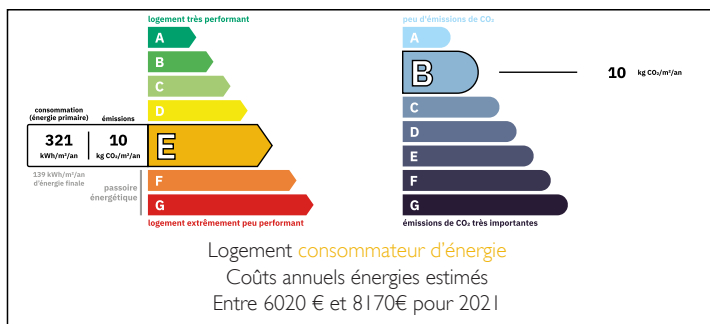
Town:	Oppède
Department:	Vaucluse
Bed:	4
Bath:	4
Floor:	251 m2
Plot Size:	16691 m2

IN BRIEF

This bastide embodies the elegance and charm of a bourgeois house in the heart of an exceptional setting, nestled in a 1.6-hectare park facing a medieval village in the Luberon.

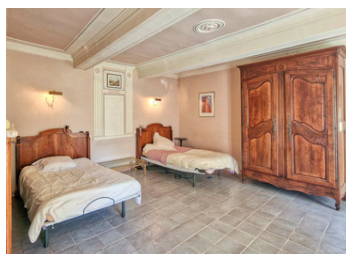
On the ground floor, the main entrance leads to a living room and dining room with fireplaces, an authentic Provencal kitchen, a laundry room, a separate toilet, a cellar, and a garage. The first floor accommodates two spacious bedrooms, each with an ensuite bathroom and toilet. The top floor includes a large bedroom with ensuite bathroom and separate toilet, as well as a spacious room ready for conversion. An extension from the 1980s offers a very spacious bedroom with private terrace, an ensuite bathroom, and a toilet. The garden is beautifully landscaped with olive and fruit trees, featuring a large pond with Koi carp and an 80m² terrace with...

ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 2331 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The bastide, nestled in an authentic and picturesque Provençal village, is renowned for its tranquility and rich historical heritage, exuding a serene and calm atmosphere.

The opportunity to acquire this bastide represents a unique investment for a primary residence, a vacation home, or a prestigious real estate project, requiring restoration and modernization work to reveal its full potential.

Benefiting from a pleasant Mediterranean climate with hot, dry summers and mild winters, this location allows full enjoyment of outdoor activities throughout the year.

Although small, the commune has essential infrastructure for a comfortable life, such as schools, local shops, restaurants, healthcare services, vineyards, and various charming artisanal shops.

The village is ideally located near many major tourist sites in the Luberon:

- Oppède-le-Vieux: a picturesque hilltop village with its medieval castle ruins, the Romanesque church of Notre-Dame d'Alidon, and narrow cobbled streets.
- Ménerbes: famous for its beautiful views and historical buildings.
- Gordes: renowned for its large stone houses and the Abbey of Sénanque surrounded by lavender fields.
- Fontaine-de-Vaucluse: offering a stunning emerald spring, picturesque landscapes, and the famous source of the Sorgue, a must-see for nature lovers.
- Bonnieux: with its old churches and panoramic views of the Luberon valley.
- The Gorges de Régallon offering a dramatic and picturesque hiking experience.

For more extensive needs, neighboring towns like Cavaillon or Apt offer a wide range of services and amenities.

Airports and train stations remain easily accessible by car: Avignon TGV station and Marseille Provence