LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

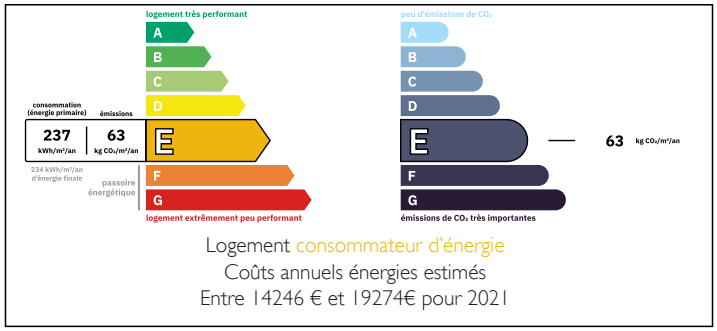
Ref: A32757EKO84 Price: 2 635 000 EUR

agency fees to be paid by the seller

LUBERON, PROVENCE - Magnificent 17th century Castle with agricultural outbuildings and 84 ha of woodland.

EXCLUSIVE

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 14246 € et 19274€ pour 2021

INFORMATION

Town:	Rustrel
Department:	Vaucluse
Bed:	16
Bath:	5
Floor:	725 m2
Plot Size:	841072 m2

IN BRIEF

Ideally situated in the Luberon Regional Natural Park, near a picturesque village, this magnificent estate comprises multiple buildings, including a 17th-century château with two floors and approximately 540 m² of living space. The château has retained all its original character.

Two old towers, a beautiful loggia, vaulted cellars, a charming private chapel with stained glass, a basin, a fountain, and several century-old plane trees enhance the property. A beautiful period staircase leads to 15 rooms spread over three levels, full of charm and history.

The agricultural buildings include large barns, stables, workshops, sheds, and storerooms, offering ample space (totaling approx. 1,400 m²), along with a rented residence of around 200 m².

The property overlooks its land, backed by oak and

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.

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A32757EKO84 Price: 2 635 000 EUR

agency fees to be paid by the seller

LOCAL TAXES

Taxe foncière:	**4000 EUR**
Taxe habitation:	**EUR**

NOTES

DESCRIPTION

This château, built around 1600, once belonged to the co-seigneurs of the region, establishing it within a feudal tradition where several noble families shared the rights and responsibilities of a single seigneury. This arrangement strengthened local influence and ensured collective management of the land.

In the 19th century, the château became a literary retreat for Pierre Alexis Ponson du Terrail, who wrote parts of his famous serialized novel Rocambole here, giving the estate a unique character.

The first of the current owner's lineage purchased the château as a hunting lodge, and each summer, the family from Marseille would come to stay and hunt. This ancestor was a devoted supporter of Count de Chambord, King Henri V, the last legitimate heir to the throne for royalists. This allegiance reflects the château's deep ties to French history.

In 1920, an agricultural wing was added, designed by a renowned architect to form a complete farm estate. It includes a sheepfold, hay barns, several dovecotes, pigsties, kennels, a silkworm house, a washhouse, an old bread oven, vehicle spaces, a water cistern, and worker accommodations. The current owners continue to run this agricultural operation and lease the surrounding land.

In the 1970s, modern comforts such as gas central heating, a new kitchen, and upgraded bathrooms were introduced. However, the original condition remains largely untouched, offering excellent restoration potential.

Today, maintenance costs have become too high for the current owners, and, after seven generations, they reluctantly offer the estate for sale.

Thanks to its rich past,...