

Aesthetic renovation for this vast Provençal farmhouse in southern Luberon, set in 2 ha land with a large pool



INFORMATION

Town:	Grambois
Department:	Vaucluse
Bed:	7
Bath:	5
Floor:	383 m2
Plot Size:	20936 m2

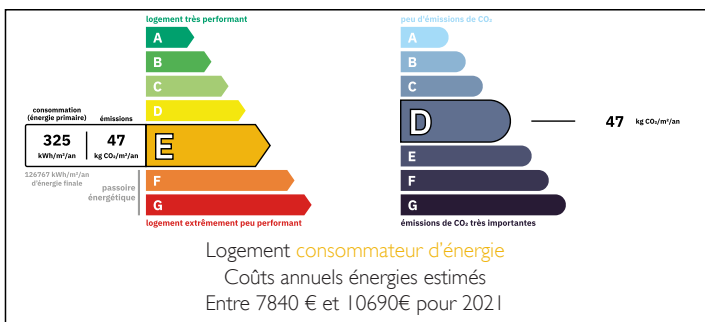


IN BRIEF

This character property divided into two dwellings, has been renovated by an architect with respect for authenticity and the wish to enhance the old features. It is an ideal property for several projects : family reunion, co-living, co-working, tourist activity, artistic activity. The two semi-detached houses spread over 383m2 are composed of living rooms/office/library, one of which is 47m2 with a great fireplace, a beautiful vaulted dining room, two spacious equipped kitchens, 7 large bedrooms, 4 large bathrooms and a shower room.

Only 5 minutes away from the village and its local shops, this building with its terrace offering a beautiful panoramic view over the countryside, the village and the mountains, benefits from a peaceful environment and a beautiful swimming pool with pool house.

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.



DESCRIPTION

Well exposed with access to Canal water, the large land plot allows you to envisage a landscaped garden, a vegetable garden, a tennis court, a pétanque court ...

Grambois is a pretty village, perched and fortified with narrow cobbled streets and beautiful medieval remains, that attracts many artists and craftsmen. It gained its reputation thanks to the shooting of films adapted from the novels of the famous Provencal writer Marcel Pagnol. You will find in Grambois all the essential shops complemented by a market every Saturday and a beautiful café terrace to sip rosé wine from the surrounding vineyards. For more sporting activities, the forest north of Grambois offers beautiful walks.

Distances between Grambois and Marseille = 65kms, between Grambois and Aix-en-Provence = 37kms, between Grambois and the AIX - TGV station = 50kms.

LOCAL TAXES

Taxe foncière: 4798 EUR

Taxe habitation: EUR

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

NOTES