

MAUBEC - LUBERON - Beautiful bucolic property with 4 gîtes set in 3 hectares of fruit trees, vines and truffle

EXCLUSIVE

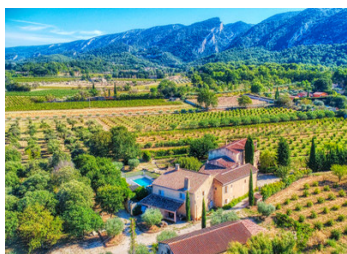


INFORMATION

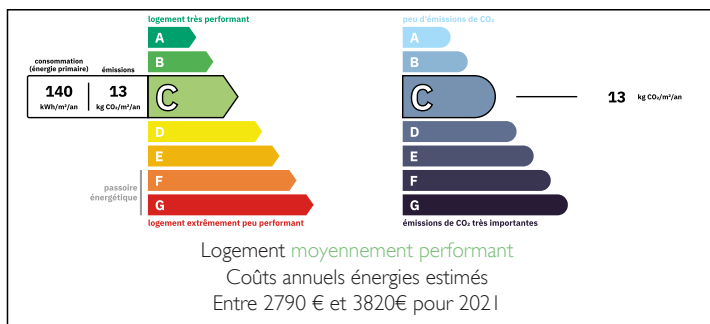
Town:	Maubec
Department:	Vaucluse
Bed:	11
Bath:	9
Floor:	483 m2
Plot Size:	30592 m2

IN BRIEF

In the Provencal village of Maubec, facing the Lubéron mountains, lies a magnificent agricultural and tourist estate with a main house of around 250m², swimming pool, sauna, jacuzzi and 4 gîtes, all set in 3.592 hectares of fully fenced land planted with pomegranate, olive, fig and truffle oak trees.

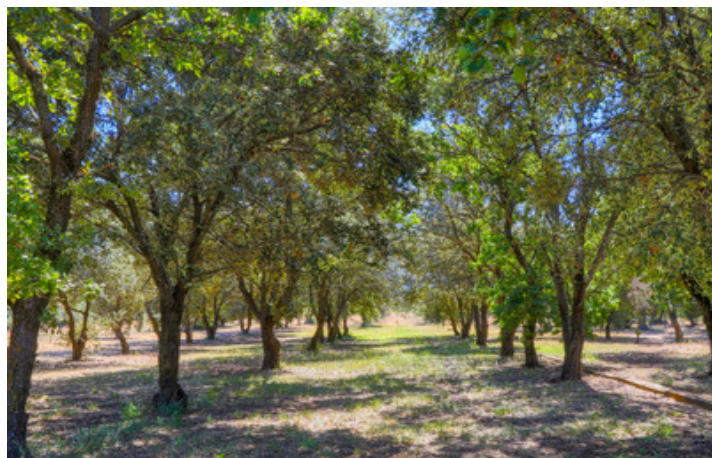


ENERGY - DPE



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 habitation: EUR

NOTES

DESCRIPTION

A property set on 3.0592 ha of fenced land with an electric gate opening onto a beautiful estate, on which are a Provencal farmhouse of approx. 250 m² and four furnished gîtes.

A main house with, on the ground floor: an entrance hall with toilet, a lounge/dining room, an open-plan kitchen, two storage rooms (a laundry/boiler room with oil-fired boiler), a second entrance hall with toilet, a large room used as an office and another room for a future bathroom.

A utility room equipped with the heat pump, water softener and water storage tanks is accessed via the veranda, which opens onto the kitchen.

Upstairs: a master bedroom with bathroom and toilet, two large bedrooms, a shower room and a toilet. At the end of the corridor, another flat with a large separate bedroom, a kitchen/living room, a bathroom and, upstairs, a mezzanine with several sleeping areas and a private terrace, also accessible via an outside staircase.

A second set of dwellings adjoining an old farmhouse, 4 gîtes:

First floor:

Gîte Luberon :

A spacious refurbished flat, not overlooked and completely independent with a 50 m² south-facing terrace facing the Luberon.

A lovely bright living room and American-style fitted kitchen in the foreground, then the hall with built-in cupboard leading to the two bedrooms with large wardrobes and a separate shower room and toilet.

Ground floor:

Gîte Sarriette:

With its small private garden under a weeping willow, this flat has, on one side, an open-plan kitchen with a storage cupboard, a shower...