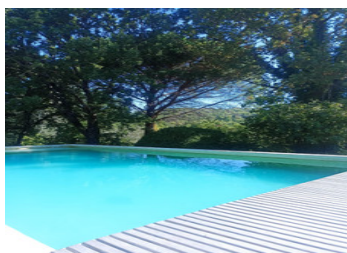
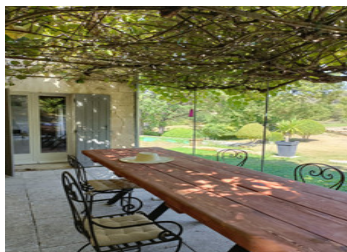
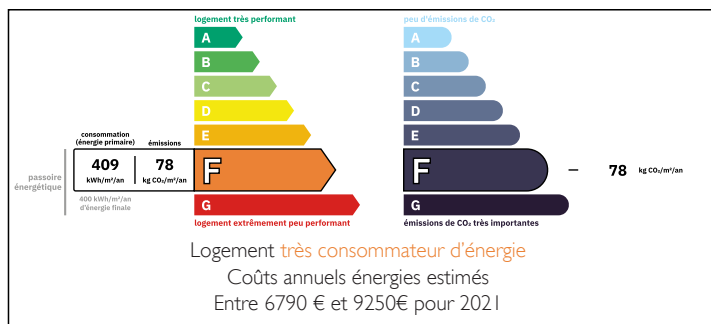


Property Complex of 2 Houses with Pool between Ménerbes and Lacoste on 3 Hectares of Land.



## ENERGY - DPE



## INFORMATION

Town:	Lacoste
Department:	Vaucluse
Bed:	6
Bath:	4
Floor:	273 m2
Plot Size:	28788 m2

## IN BRIEF

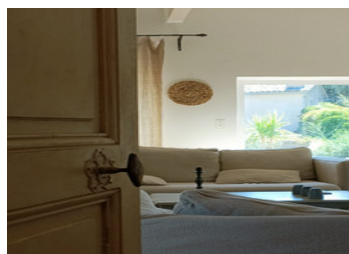
Close to Ménerbes, in an 18th-century hamlet, discover a rare opportunity to acquire two meticulously renovated houses, using high-quality materials.

Access the property via a stone-paved path, lined with a fountain, leading you to the first house of 165 m². On the ground floor, you'll find a terrace, a living room, a kitchen, a dining room, a laundry room, and an old bread oven transformed into an office. Upstairs, there are 2 bedrooms, one with a mezzanine and 2 additional beds, the other with an en-suite shower room and a kitchenette; plus a bathroom and WC.

The second house is divided into two apartments. The first includes a kitchen with a pantry, opening onto a bright living room, and a bedroom with an en-suite shower room and WC. The second apartment offers a dining room, a kitchen with a

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: 2351 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Close to Ménerbes, in a bucolic and peaceful setting, discover this character property filled with architectural treasures. Everywhere you look, the rich history of the place speaks to you, from the ancient stone path leading to the manor house, to the old stone fountain. The architect has carefully preserved the remnants of a fortified arch, a testament to a Waldensian heritage. Beautiful trees, a lavender field, and a stream that flows even in summer... In the heart of the Luberon Regional Nature Park, you can visit the most emblematic villages of the region such as Gordes, Lacoste, and Roussillon, and enjoy hiking or cycling in preserved natural spaces.

A shaded terrace welcomes you into the manor house, where you enter the living room with a fireplace and wood-burning stove. On the left, an opening leads to an old bread oven, cleverly converted into an office. Next, the spacious and well-equipped kitchen leads to the dining room with a second terrace. A laundry room, a WC, a cellar, and plenty of storage complete this first level. Upstairs, there is a cozy sitting area with ample storage, an apartment who offers privacy for guests or relatives, with a bedroom, a little kitchen, a shower place and toilets; two more bedrooms, one with two beds on a mezzanine, can accommodate four people, along with a bathroom and a WC.

The second house is divided into two completely independent apartments, each on two levels. The first apartment on...