

SAULT - PROVENCE - incredible stone property, surrounded by nature on 107 hectares within lavender fields.



INFORMATION

Town:	Sault
Department:	Vaucluse
Bed:	7
Bath:	8
Floor:	448 m2
Plot Size:	1070000 m2

IN BRIEF

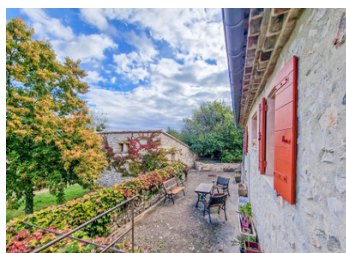
****Exceptional 107-hectare estate in the heart of nature!****

This stunning 448 m² stone farmhouse offers a unique setting, perfect for a nature reserve or a private hunting estate.

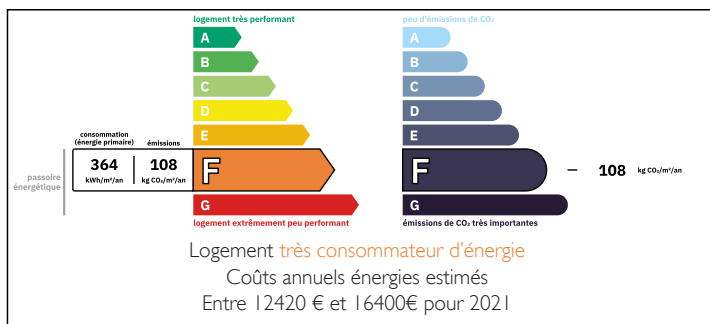
The main house features a spacious living room with a fireplace, an open kitchen, and three bedrooms with en-suite bathrooms. On the garden level, you'll find a second kitchen, a dining room, a wine cellar, and an additional bedroom. An independent apartment under renovation and a studio with a mezzanine complete the property.

Outside, enjoy multiple terraces with breathtaking views of Mont Ventoux, forests, lavender fields, kennels, and chicken coops.

Ideally located between Sault and Saint-Christol, this estate benefits from a prime position in the heart of the Plateau d'Albion. Nestled among lavender fields and vast preserved landscapes, it offers a peaceful and authentic setting, perfect...



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

Construction of hangars subject to administrative approval.

From arable land to forests and lavender fields, from mushroom picking to truffle hunting, walks allow you to discover a variety of landscapes. It is the kingdom of wildlife: deer and does, hares and rabbits, wild boars and thrushes share the natural space.

The view is simply extraordinary, and the silence is broken only by the sound of birdsong. In early summer, the landscape is adorned with a palette of blues—the blue of lavender, Mont Ventoux, and the Provençal sky. There is no noise or visual pollution.

The villages of Sault and Saint-Christol d'Albion are just 6 km away, offering all necessary amenities.

Avignon TGV station: 1h15

Marseille Airport: 2h

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

LOCAL TAXES

Taxe habitation: EUR

NOTES