

## Stunning historic and spacious townhouse with garden oasis and pool in the heart of the city



## INFORMATION

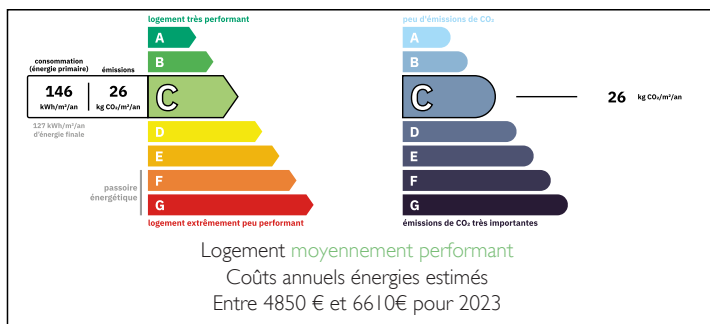
Town:	Orange
Department:	Vaucluse
Bed:	5
Bath:	6
Floor:	400 m2
Plot Size:	1853 m2

## IN BRIEF

Discover Provençal charm and elegance in the heart of downtown Orange. Just a few steps from the Arc de Triomphe and the Roman Theatre, this magnificent Hôtel Particulier, spanning 400 m<sup>2</sup> and dating back to 1850, is set within a 1853 m<sup>2</sup> tree-filled park and was once the secondary residence of wealthy wine merchants.



## 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

Completely renovated in 2008, this exceptional 400 m<sup>2</sup> property is located in the heart of Orange, in an intimate and secluded setting, away from prying eyes.

Formerly a luxury guesthouse and restaurant, a member of the prestigious "Châteaux & Hôtels Collection," this property, internationally renowned for its high standard, offers exceptional potential for both private and professional use.

The interior of this residence combines comfort and elegance, with four cozy living/dining rooms, three of which feature original parquet floors, and a fully equipped professional kitchen. Spacious, well-appointed cellars add an extra touch of charm.

The suites, located on the first and second floors of the house, are bright and comfortably furnished. The overall atmosphere is warm and refined, with a subtle touch of baroque style. Each 60 m<sup>2</sup> suite includes a living room, a bedroom, a shower room with an Italian-style shower, and a separate toilet. One 20 m<sup>2</sup> bedroom has an en-suite shower room with toilet and a private 20 m<sup>2</sup> south-facing terrace, completely sheltered from view.

The large south-facing terrace of 100 m<sup>2</sup> includes a bar area and a bioclimatic pergola. It leads to the magnificent, private, and flower-filled park. You'll also discover a luxurious, heated, self-cleaning swimming pool, complete with a hydrotherapy bench and solarium, offering comfort and refinement at every turn.

Enjoy an outdoor summer bar area, located by the pool, perfect for entertaining friends and enjoying sunny days. At the end of the garden, an additional allows you to relax, play pétanque,...

## LOCAL TAXES

**Taxe foncière: 5491 EUR**

**Taxe habitation: EUR**

## NOTES