

Bonnieux Provence - Charming Provençal Home with Renovation Potential



INFORMATION

Town:	Bonnieux
Department:	Vaucluse
Bed:	2
Bath:	2
Floor:	98 m2
Plot Size:	5306 m2



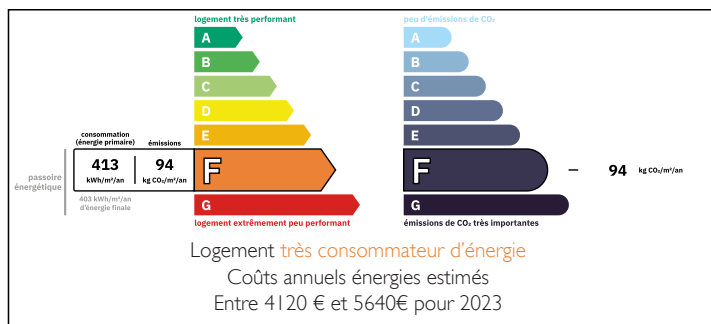
IN BRIEF

Perched in a peaceful setting with no close neighbors, this 1971 property enjoys unobstructed panoramic views of the Luberon. Offering 98 sqm of living space within a 140 sqm building footprint, it is a fantastic investment for an inspiring haven for an artist.

The upper floor features a bright kitchen, living room, bedroom, bathroom, and toilet. The ground floor includes a garage, laundry room, bedroom, and shower room with toilet.

Set on flat land with a traditional barn and olive trees, the property can accommodate a swimming pool and an outbuilding, with room for extension. The house needs to be fully renovated to bring it up to modern standards, and the sanitation system requires updating. Oil central heating and PVC double glazing are already in place.

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

Location, Surroundings & Practicalities

The setting of this property offers a rare combination: a peaceful, private position with no close neighbors and unobstructed views of the Luberon, alongside a high-potential location that will shine brilliantly once the surrounding neighborhood is fully renovated. It is an exceptional spot poised for future value and appeal.

The Village of Bonnieux

You are located just a 10-minute drive from the heart of Bonnieux, one of the most celebrated perched villages in the heart of the Luberon's "Golden Triangle." Living here means you can easily head into town for a morning coffee, explore its historic stepped alleys and art galleries, or enjoy the vibrant local shops and restaurants.

Exploring the Luberon

The property serves as a fantastic base for experiencing the authentic Provençal lifestyle. You are surrounded by the stunning landscapes of the regional park, offering endless opportunities for hiking, photography, and cycling. The legendary neighboring villages—such as Gordes, Roussillon, Lacoste, and Ménerbes—are all within easy reach, each offering its own unique history and local markets. For food and wine lovers, the immediate area is dotted with exceptional local producers and renowned vineyards.

Accessibility

Despite its tucked-away, tranquil feel and unobstructed views, the property remains well-connected for regional travel:

Proximity to Key Hubs: Easily accessible via local roadways, making travel throughout the Luberon straightforward for residents, clients, or visitors.

I would be delighted to share additional details with you, or to arrange a viewing so you can experience the charm and views of this house in person.

NOTES