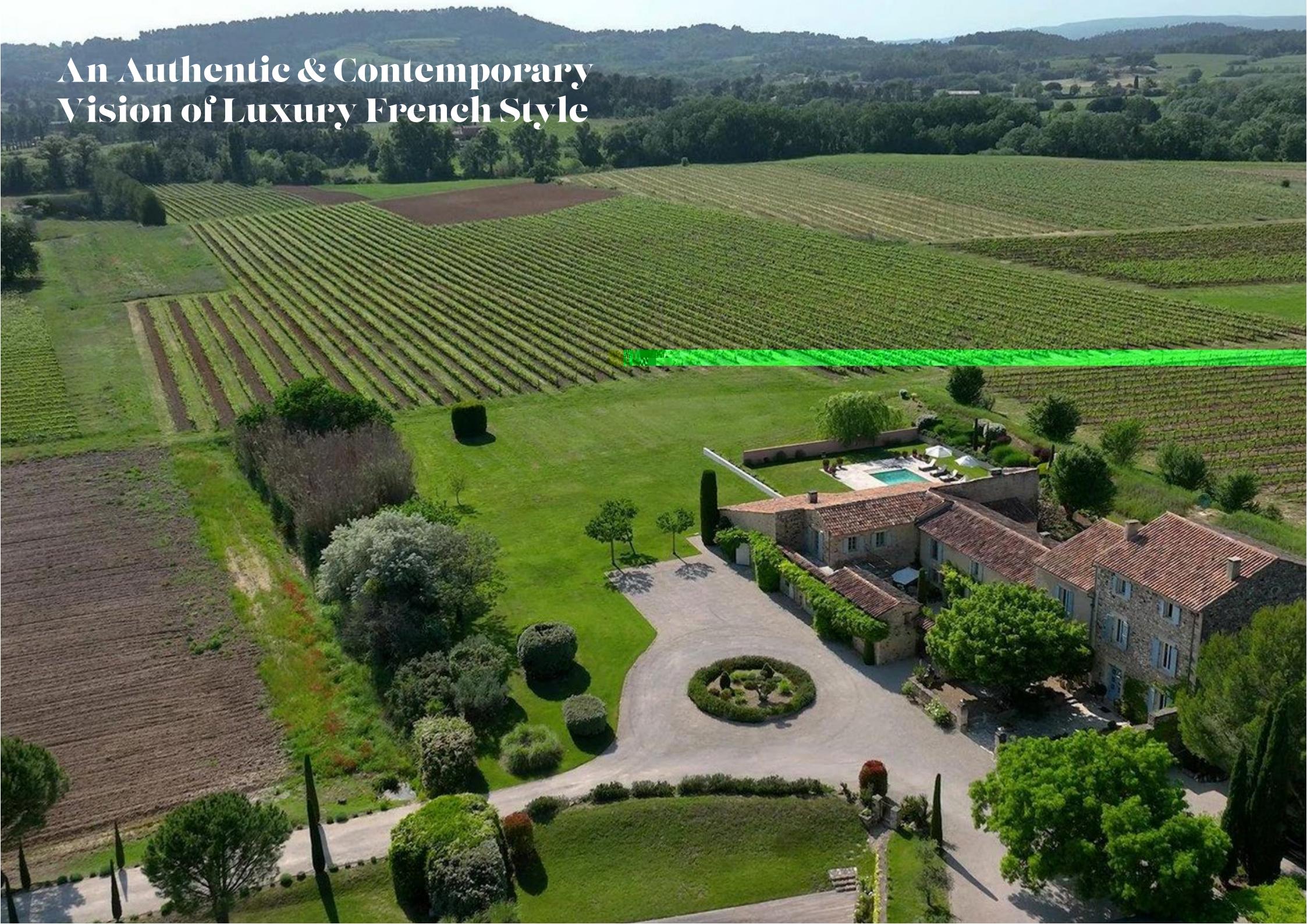




Stunning 10 Bedroom & 11 Bathroom Property in Bonnieux, Provence-Alpes-Côte d'Azur, South Eastern France



An Authentic & Contemporary
Vision of Luxury French Style



Introducing a stunning property set over a 6.2 acre estate & nestled in the centre of the beautiful & much sought after Luberon region, South Eastern France.

It consists of two independent buildings, a bastide and a converted farmhouse, featuring a total of 10 bedrooms & 11 bathrooms & with both benefiting from their own outdoor swimming pools.

The bastide includes an additional 1 bedroom, 1 bathroom housekeepers apartment with Independent access.

The grounds are mature & well landscaped & adjoin directly onto a 1.5 hectare field, suitable for a vineyard, olive grove or lavender field.





Property Summary

An impressive 10 bedroom & 11 bathroom property set over **892 sq m (9,601 sq ft)** of internal space, including housekeepers apartment, garage & storage areas

Set in 2.5 hectares of land featuring a 1.5 hectare field with connection to the Canal De Provence, offering a superb opportunity for a vineyard, olive grove or lavender field

Located within the centre of the sought after Luberon region, and in immediate vicinity to “the pearls of the Luberon” villages, regarded as some of the most beautiful in France

Fully renovated to the highest standards, offering a contemporary vision of luxury French style

Ample primary living space consisting of two independent abodes, an 1850's bastide & an adjoining farmhouse, each with their own separate entrances. This allows for a multitude of potential commercial uses

Independent housekeepers accommodation with it's own additional 1 bedroom & 1 bathroom

Two outdoor swimming pools, one located adjacent to a covered outdoor living space with bathroom which is accessed via the farmhouse's orangerie

Private sweeping driveway & parking for up to 10 vehicles, including a garage

Excellent services including fibre optic internet, oil fired heating, mains electricity & connection to the arrosage

We are instructed to seek offers in the region of **€3,695,000 (Three Million, Six Hundred & Ninety Five Thousand Euros)**



The Accommodation

This magnificent, fully renovated property comprises two independent buildings:

The Bastide (364 sq m NIA / 3,918 sq ft NIA)

The bastide includes an entrance hall, a living room & a kitchen. 4 sizable bedrooms can be found on the first floor, along with three shower rooms & a bathroom. On the second floor is a further 5th bedroom with a bathroom & dressing room, & an additional room of 52 sq m (559 sq ft) with a double height, vaulted ceiling which would make for an ideal office, home gym or music/art studio.

Directly in front of the bastide is a terraced area with a heated swimming pool & adjoining poolhouse with kitchen facilities. To the side, & independent, is an additional housekeepers apartment featuring a living room with working fireplace, kitchenette, bedroom & bathroom.

The Farmhouse (528 sq m NIA / 5,683 sq ft NIA)

The farmhouse's ground floor is accessed via an inner courtyard leading into the entrance hall & a grand living room with fireplace (97.2 sq m/1,046 sq ft), a mezzanine, a dining room & a fully equipped kitchen.

Adjacent to the living room & facing west is an orangerie which opens onto a covered, outdoor area with a bathroom & a swimming pool.

The first floor consists of 3 bedrooms, 2 shower rooms & a large bathroom for the master bedroom which opens onto a terrace with an adjoining dressing room.









Roussillon
9 mins drive



Bonnieux
8 mins drive

The Location

Located in the heart of the golden triangle of the Luberon Region and in immediate vicinity to Bonnieux, one of France's prettiest towns.

Set within the rolling countryside of the Côtes du Luberon and near the historic Roman bridge Le Pont Julien, this unique property offers luxury and tranquillity in a truly idyllic setting.

Within easy reach of Lacoste, Roussillon & Apt, it benefits from an ideal location to enjoy the peace of the countryside while offering easy access to the amenities of Bonnieux town and the various picturesque hilltop villages, known as the pearls of the Luberon.

Its situation also offers convenient access to the cities of Marseille & Toulon, including the international Marseille Provence Airport which is an hours drive away.

The property benefits from the following drive times:

Bonnieux - 8 mins

Roussillon - 9 mins

Lacoste - 11 mins

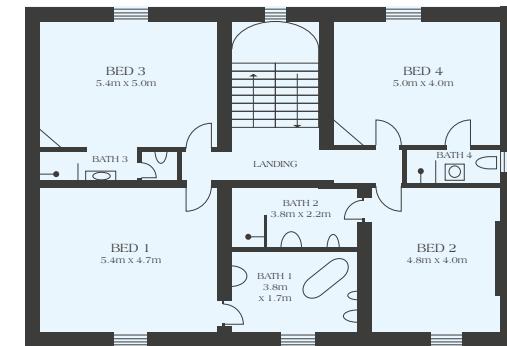
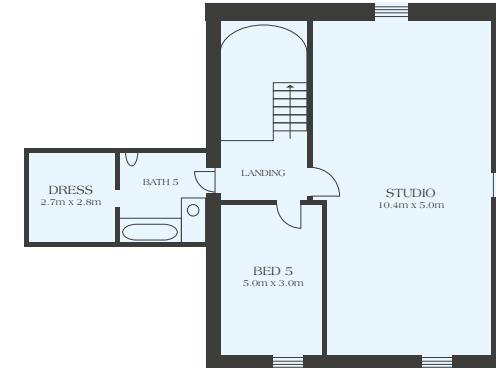
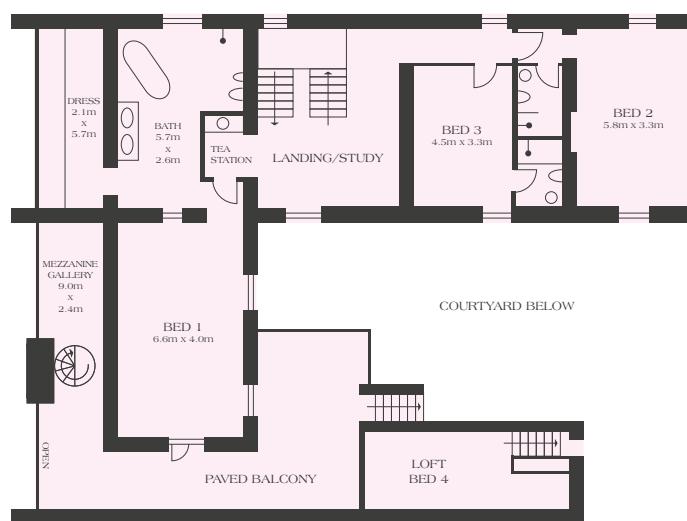
Apt - 13 mins

Avignon (including the TGV station) - 55 mins

Marseille Provence Airport - 1 hour



	Sq M	Sq Ft
Bastide	310	3,337
Additional Storage	54	581
The Farmhouse	473	5,091
Additional Storage	55	592
Total	892	9,601



Proposal

In summary, an exceptional, fully renovated contemporary property set over a 6.2 acre estate & nestled in the heart of the beautiful & much sought after Luberon Region, South Eastern France.

We are instructed to seek offers in the region of
€3,695,000 (Three Million, Six Hundred
& Ninety Five Thousand Euros)



Butler Ridge

Prime Property Luxury Lifestyle

Andrew J Butler FNAEA
SENIOR PARTNER

+44 (0)7711 697014
andrew@butlerridgegroup.com

LONDON
12 Hay Hill Mayfair W1J 8NR
02035 003222

www.butlerridgegroup.com

YORKSHIRE
8 High Street Wetherby LS22 6LT
01937 203222



Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. August 2023.