



# Authentic Luberon Hamlet with panoramic,

# €1,790,000

84490, Vaucluse, Provence-Alpes-Côte D'azur

Ref: V2575

\* 13 Beds \* 9 Baths \* 480m2

Located in the heart of the Luberon countryside, this traditional hamlet is composed of two main houses positioned around a large central courtyard. Additional outbuildings and barns expand out from the centre, offering independently accessed accommodation that benefit from privacy within the hamlet. The property's stunning views, private courtyards and abundance of Provencal character have guaranteed the charm and success of this unique Bed & Breakfast. The wonderfully picturesque central courtyard is adorned with a stone fountain and a pergola, and planted with a mulberry tree, roses, and lavender plants. The courtyard provides access to the La Bastide and La Petite Bastide and is the opportune location for outdoor dining and entertaining on a grand scale. LA BASTIDE: This striking Provencal manor house offers unobstructed Luberon views to the south as well as beautifully proportioned living spaces. Prominently positioned within the hamlet, La Bastide enjoys a private south-facing

- Swimming Pool Terrace

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**French Entrée** 



## Property Description

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**LA BASTIDE:** This striking Provencal manor house offers unobstructed Luberon views to the south as well as beautifully proportioned living spaces. Prominently positioned within the hamlet, La Bastide enjoys a private south-facing garden as well as direct access to the central courtyard. The ground floor of La Bastide is composed of an air-conditioned Bistrot-style dining kitchen and a sitting room with a woodburning stove. The first floor offers four generously sized double bedrooms and two shower rooms. An air-conditioning unit at the top of the Provencal staircase serves the first floor.

**LA PETITE BASTIDE:** The charm of this traditional Provencal 'Mas' has been lovingly preserved whilst the interior has been updated with a tasteful and bright decor to ensure a high standard of comfort and living. La Petite Bastide benefits from a private courtyard as well as access to the central courtyard. The accommodation comprises, on the ground floor: spacious suite with a double bedroom, sitting area, and bathroom with loo; kitchen; dining room also fitted with a kitchen. The first floor is composed of: large suite with sitting area and an adjoining shower room and loo; family suite comprising two spacious double bedroom and a shower room and loo. Both these first-floor suites are air-conditioned.

**GUEST RECEPTION AREA:** This large open plan space, accessed from the central courtyard, currently serves as a reception room for the Bed & Breakfast guests. Composed of a bar with an adjoining kitchenette, a sitting room, and a dining table, this space also boasts a beautifully restored vaulted wine cellar. Two adjoining rooms provide storage space for linens.

**FURTHER ACCOMMODATION** La Cerisaie comprises a kitchen, sitting room, two double bedrooms, a shower room, and a loo. This accommodation also benefits from a private terrace. An additional outbuilding (Le Mazet) provides a kitchenette, a double bedroom, and a shower room with loo. The following outbuildings are not featured in the Virtual Viewing, please contact us for more information: La Chambre Atelier grants 37m<sup>2</sup> of beautifully renovated living space, comprising a spacious double bedroom, dressing room and an adjoining shower room and loo. This suite has a private terrace fitted with a summer kitchen. The Pigeonnier offers a spacious double bedroom along with a shower room and loo en suite.

**OUTBUILDINGS** A large barn to the south of the property offers 180m<sup>2</sup> of usable space, to be converted and tailored to its new use. Roof work would be required. A further barn (100m<sup>2</sup>) and workshop (26m<sup>2</sup>) offer additional, yet to be exploited, potential.

**GROUND** This 7.8-acre property is entirely encompassed by vineyards and fruit tree orchards, ensuring a bucolic setting and unobstructed views of the surrounding countryside. Positioned to the south of the hamlet, the 12m x 4.5m heated swimming pool enjoys truly breath-taking views that can be enjoyed in complete privacy. The property has three wells and is connected to mains water and the Canal de Provence.



## Gallery

