



Property

FORCALQUIER (04)

1 670 000 €*

* Agency fees to be paid by the seller



240 m²



6 pièce(s)



5 chambre(s)

PROPERTY DESCRIPTION

You are passionate about olive growing and truffle growing and you dream of an exceptional place in Provence to fully live this passion, this property with its stone walls will inevitably seduce you!

Near Forcalquier, in the countryside and in peace, but in the immediate vicinity of the charming village of Mane, the stone house of 240 m² overlooks the rows of olive trees which vanish in the distance on the Luberon mountains and the medieval citadel.

You benefit from an exceptional living environment with 8 hectares made up of 700 olive trees, 100 truffle oaks, meadow and oak forest and the architect's house which offers you great amenities.

The house has:

- * A bright living space of 90 m² with its living room and dining room extended by a beautiful open kitchen and a covered terrace. This warm space designed with beautiful quality materials has a beautiful fireplace (with insert) and large bay windows facing the splendid surrounding landscapes.
- * A parental wing composed of a bedroom, a bathroom, a dressing room, an office and a private terrace.
- * One floor, ideal for family and friends, which is composed of four bedrooms and two bathrooms.

A beautiful heated swimming pool (4x8), lined with greenery, awaits you below the house. Equipped with a pool house; it promises you beautiful friendly and country days in the sun. And always with this panoramic view of the hills and the village!

Everything is also provided for your comfort: geothermal heating, underfloor heating, solar panels for the production of electricity in almost autonomy, carport, and water from the Provence canal for the house and the irrigation of the trees.

For your crops, greenhouses are installed on the property (they can be removed in whole or in part).

Possibility of acquiring an additional plot with 100 olive trees (about 1ha).

Undoubtedly a beautiful place which ensures you a good quality of life in the middle of a preserved natural space located a stone's throw from the most popular spaces of the Grand Luberon and the Montagne de Lure. And, you are only an hour's drive from Aix en Provence!

My opinion: ideal property for a passionate of beautiful stones who wishes to live his passion for Mediterranean arboreal cultures in an exceptional and comfortable setting. The fees are the responsibility of the seller.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

**** ENGLISH SPEAKERS:** please note that CapiFrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our CapiFrance website directly. We look forward to finding your dream home!



Isabelle LANGUILA

FORCALQUIER (04300)

Agent

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 813634

Property type Property

Year of construction 2008

Exposure N-E

Vue dégagée, Panoramique, sur Jardin, sur
Montagne, sur Piscine, sur Village

SURFACES

Living space 240 m²

Living room surface 90 m²

Land surface 80000 m²

COMPOSITION

Number of rooms 6

Number of bedrooms 5

Number of bathrooms 3

Toilets count 3

Terrace 1

DPE/GES

DPE 136

GES 4

APPENDIX

Parking couvert

Parking space 10

Garage 1

Videophone Non

SERVICES

Heater géothermie

Kitchen équipée

Swimming-pool Yes



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