



Property

MENERBES (84)

**2 990 000 €\***

\* Agency fees to be paid by the seller



380 m<sup>2</sup>



9 pièce(s)



7 chambre(s)

## PROPERTY DESCRIPTION

### EXCLUSIVE

In the heart of the Lubéron, in the Ménerbes countryside, I offer for sale this charming property. On almost 2 hectares, an authentic 18th century Mas, completely renovated, offers high-end services and careful finishes.

Passing through a majestic gate, we discover the Mas and its outbuildings which are structured around a pretty interior courtyard shaded by a century-old plane mulberry tree. An old dovecote, an old-style pond with its fish, cut stone stairs, ironwork... Details, beauty... Nothing is missing.

### THE MAIN MAS

As tradition in Provence dictates, from a terrace with its arbor, you enter the farmhouse through the kitchen. It is fully equipped with a Lacanche stove and opens onto a bright dining room with a view of the courtyard. A double living room with its fireplace allows you to entertain comfortably. A lounge bar area of almost 22 m<sup>2</sup> could also serve as a bedroom on the ground floor (adjoining shower room and WC). A laundry room completes the ground floor. Via a stone staircase, you access the upper floor. A cozy and bright living room leads to a master suite consisting of a large bedroom, a bathroom and shower, a separate toilet and a dressing room. A second bedroom with shower room, WC with access from the courtyard and a third bedroom with its private shower room complete this level. A private square swimming pool designed like an old-fashioned pool invites you to relax with its beautiful deckchair area, a summer kitchen completes this space. A vaulted cellar and a winter garden provide additional storage space.

### THE GITES ... 4 DIFFERENT SPACES

La Roulotte: atypical and romantic, this place was designed with quality materials and offers a kitchen living area, a shower room and WC, as well as a comfortable sleeping area. It is air-conditioned and connected to the septic tank.

La Bergerie: in the interior courtyard, on the ground floor, but treated like a loft, the old sheepfold has been tastefully renovated and offers a kitchen/living room area as well as a sleeping area with shower room and WC separated. This cottage has a private and intimate terrace.

La Feunière: via a cut stone staircase, you access the balcony of this gîte. It is composed of a living room with equipped kitchen, a bathroom with WC, a separate bedroom and a mezzanine lounge.

Les Vignes: on the ground floor and completely independent, with its private garden and direct access to the swimming pool, this gîte is composed of a living room with open fitted kitchen, a bedroom closed by a wrought iron glass roof, a bathroom and WC. A mezzanine living room completes this space.

### THE EXTERIORS

Beautiful lawns fed by the well and water from the canal, a bowling green, a giant chess game, a 14 meter long heated swimming pool, a fitted pool house, vines (organically farmed via a rental) .....

A sheltered carport type space that can accommodate 5 vehicles as well as a closed shed/garage of 90 m<sup>2</sup> complete the property.

This property is a rare property in Luberon. Perfect for seasonal gîte rentals, ideal for a family residence where it's nice to entertain... It's up to you to choose.....

Les honoraires sont à la charge du vendeur.

Le Diagnostic de Performance Énergétique(DPE) a été réalisé selon une méthode valable mais non fiable et non-opposable.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. fr](http://www.georisques.gouv.fr).



**Yolande ZANDVLIET**

**GORDES (84220)**

Agent

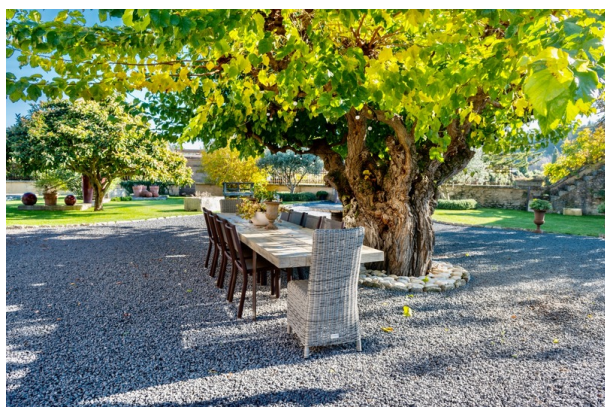
RSAC : 853 036 648 00014

Courts service city :  
AVIGNON

**(+33)6 48 59 07 38**



## LE BIEN EN IMAGES





## DETAILS

### GENERAL

Reference ..... 843372

Property type ..... Property

Year of construction ..... 1780

Exposure ..... South

View ..... Vue dégagée, sur Jardin, sur Vignes

### SURFACES

Living space ..... 380 m²

Living room surface ..... 82 m²

Land surface ..... 19670 m²

### COMPOSITION

Number of rooms ..... 9

Number of bedrooms ..... 7

Number of bathrooms ..... 1

Toilets count ..... 7

Washrooms ..... 6

Balcony ..... 1

Terrace ..... 1

### DPE/GES

DPE ..... 106

GES ..... 31

### APPENDIX

Parking ..... extérieur

Parking space ..... 5

Garage ..... 1

Cellar ..... 1

Videophone ..... Non

### SERVICES

Air conditioning ..... Yes

Heater ..... climatisation réversible

Heater ..... fuel

Kitchen ..... aménagée

Swimming-pool ..... Yes



CAPIFRANCE  
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez  
CS 70058 34 473 Pérols Cedex  
RCS de Montpellier n° 441 338 985  
SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle