

# LUBERON, PROVENCE - MAGNIFICENT 17TH CENTURY CASTLE WITH AGRICULTURAL OUTBUILDINGS AND 84 HA OF WOODLAND.

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## PROPERTY FACT FILE

| | |
|---|---|
| REFERENCE | A32757EKO84 |
| PRICE | € 2,300,000<br>£ 0*<br>*agency fees to be paid by the seller |
| BEDROOM | 16 |
| BATHROOM | 5 |
| ACCOMMODATION | 725 m² |
| LAND | 841072 m² |
| TOWN | Rustrel |
| DEPARTMENT | |
| LOCATION | Isolated |
| TYPE | Maison de Vacances, Bed and Breakfast, Hotel |
| CONDITION | To be renovated, Habitable |
| FEATURES | Private drainage, Garage, Private parking |

*Price based on current exchange rate which is subject to change





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- A rare and exceptional château with a rich history
- Full of charm, still in its original condition
- Large living surface and agricultural buildings.
- 84 hectares of land and forest
- Lovely views in a quiet setting without neighbors

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Ideally situated in the Luberon Regional Natural Park, near a picturesque village, this magnificent estate comprises multiple buildings, including a 17th-century château with two floors and approximately 540 m² of living space. The château has retained all its original

# DESCRIPTION

This château, built around 1600, once belonged to the co-seigneurs of the region, establishing it within a feudal tradition where several noble families shared the rights and responsibilities of a single seigneury. This arrangement strengthened local influence and ensured collective management of the land.

In the 19th century, the château became a literary retreat for Pierre Alexis Ponson du Terrail, who wrote parts of his famous serialized novel Rocambole here, giving the estate a unique character.

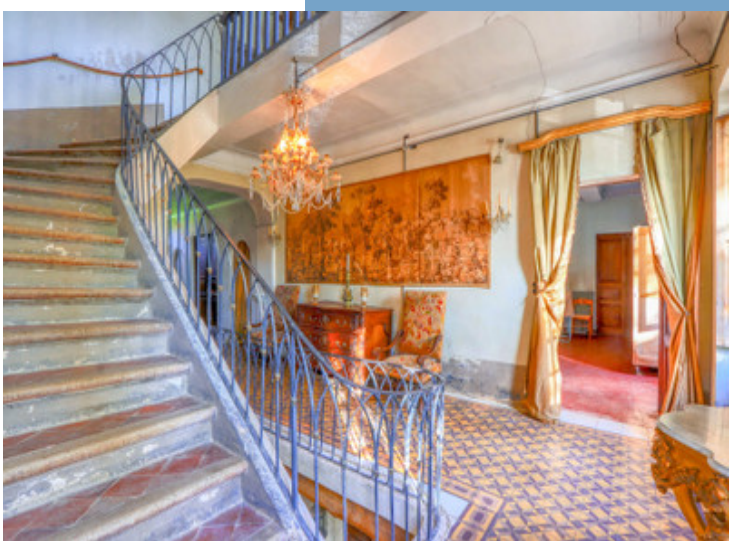


The first of the current owner's lineage purchased the château as a hunting lodge, and each summer, the family from Marseille would come to stay and hunt. This ancestor was a devoted supporter of Count de Chambord, King Henri V, the last legitimate heir to the throne for royalists. This allegiance reflects the château's deep ties to French history.

In 1920, an agricultural wing was added, designed by a renowned architect to form a complete farm estate. It includes a sheepfold, hay barns, several dovecotes, pigsties, kennels, a silkworm house, a washhouse, an old bread oven, vehicle spaces, a water cistern, and worker accommodations. The current owners continue to run this agricultural operation and lease the surrounding land.

In the 1970s, modern comforts such as gas central heating, a new kitchen, and upgraded bathrooms were introduced. However, the original condition remains largely untouched, offering excellent restoration potential.

Today, maintenance costs have becom...



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COMPLETE FILE AND PHOTO ON REQUEST

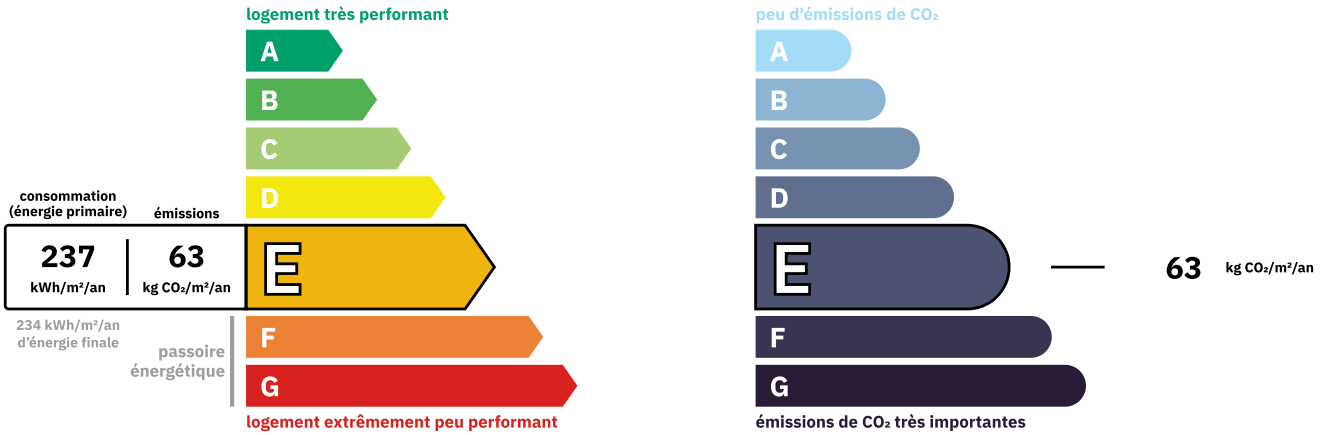
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

# ENERGIE-DPE




Property Energy consuming
Estimated annual energy costs
between 14246 € and 19274€ for 2021

# NOTICE

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# CONTACT

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