



STUNNING HISTORIC AND SPACIOUS
TOWNHOUSE WITH GARDEN OASIS AND POOL
IN THE HEART OF THE CITY

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PROPERTY FACT FILE	
REFERENCE	A34029EIB84
PRICE	€ 1,149,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	5
BATHROOM	6
ACCOMMODATION	400 m²
LAND	1853 m²
TOWN	Orange
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, House, Family Home
CONDITION	To be renovated, Habitable, New Build
FEATURES	Swimming Pool, Mains Drains, Electricity on site
<small>*Price based on current exchange rate which is subject to change</small>	



- Prime location in city center
- Private, tranquil and secluded park for relaxation
- Spacious and luxurious living
- Old-world charm with modern comfort
- Professional kitchen + wine cellars

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Discover Provençal charm and elegance in the heart of downtown Orange. Just a few steps from the Arc de Triomphe and the Roman Theatre, this magnificent Hôtel Particulier, spanning 400 m² and dating back to 1850, is set within a 1853 m² tree-filled park and was once the secondary residence of wealthy wine merchants.

DESCRIPTIF

Completely renovated in 2008, this exceptional 400 m² property is located in the heart of Orange, in an intimate and secluded setting, away from prying eyes.

Formerly a luxury guesthouse and restaurant, a member of the prestigious "Châteaux & Hôtels Collection," this property, internationally renowned for its high standard, offers exceptional potential for both private and professional use.

The interior of this residence combines comfort and elegance, with four cozy living/dining rooms, three of which feature original parquet floors, and a fully equipped professional kitchen. Spacious, well-appointed cellars add an extra touch of charm.

The suites, located on the first and second floors of the house, are bright and comfortably furnished. The overall atmosphere is warm and refined, with a subtle touch of baroque style. Each 60 m² suite includes a living room, a bedroom, a shower room with an Italian-style shower, and a separate toilet. One 20 m² bedroom has an en-suite shower room with toilet and a private 20 m² south-facing terrace, completely sheltered from view.

The large south-facing terrace of 100 m² includes a bar area and a bioclimatic pergola. It leads to the magnificent, private, and flower-filled park. You'll also discover a luxurious, heated, self-cleaning swimming pool, complete with a hydrotherapy bench and solarium, offering comfort and refinement at every turn.

Enjoy an outdoor summer bar area, located by the pool, perfect for entertaining friends

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A34029EIB84>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

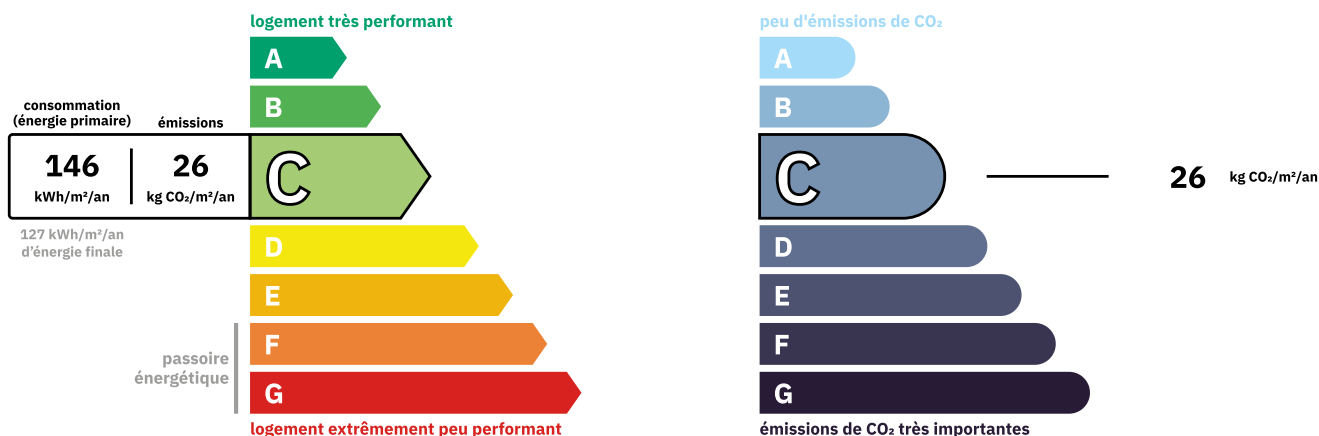
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ENERGIE-DPE

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



Property Moderately efficient
Estimated annual energy costs
between 4850 € and 6610€ for 2023

NOTICE

Leggetts, their client and any joint agents give notice that:

I: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : A34029EIB84
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