



## Luxury 3 Bed Villa For Sale In Montbrun-les-Bains France



### Agenten-Info

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Name der Firma:	Esales Property Limited
Land:	Vereinigtes Königreich
Erfahrung seit:	2002
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen
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Sprachen:	English
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### Anzeigen-Details

Immobilie für:	Kaufen
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#### Standort

Land:	Frankreich
Adresse:	France
Postleitzahl:	26570
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Beschreibung:	Luxury 3 Bed Villa For Sale In Montbrun-les-Bains France

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55 Les Cantarelles  
VillaFleury  
Montbrun-les-Bains  
Rhône-Alpen  
26570  
France

Exquisite Provençal Living: VillaFleury – A Luxury 3-Bedroom Haven for Sale in Montbrun-les-Bains, France

Imagine waking to the gentle warmth of the Provençal sun, the scent of lavender on the breeze, and a breathtaking panorama of the iconic Mont Ventoux perfectly framed by the charming medieval village of



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Montbrun-les-Bains. This idyllic scene can be your everyday reality with the acquisition of VillaFleury, an exceptional, ready-to-move-in luxury property nestled in one of France's most sought-after regions. Built in 2004, this magnificent villa offers a total of 245m<sup>2</sup> of meticulously designed living space, thoughtfully divided into a main residence with three bedrooms, an adjoining independent apartment, and a separate studio – all set within a beautifully landscaped 1422m<sup>2</sup> garden featuring shaded terraces. Presented in impeccable condition, Villa Fleury is more than just a home; it's a lifestyle opportunity, a potential income generator, and a gateway to the quintessential Provençal dream.

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## Montbrun-les-Bains: A Jewel of Provence

VillaFleury boasts an enviable location within easy walking distance of the enchanting village of Montbrun-les-Bains. This picturesque village, officially recognized as one of 'The Most Beautiful Villages in France,' is renowned for its thermal spa, medieval architecture, and vibrant local life. Perched on a hillside, it offers spectacular views of the surrounding lavender fields, olive groves, and the majestic Mont Ventoux. Montbrun-les-Bains provides all the essential amenities, including charming local shops, restaurants, and a bustling weekly market, allowing residents to fully immerse themselves in the authentic Provençal experience. Its strategic position in the Drôme Provençale region means you're perfectly placed to explore the Luberon, the Gorges de la Nesque, and numerous other charming villages and natural wonders.

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## A Masterpiece of Design and Comfort

VillaFleury has been designed with both elegance and practicality in mind, ensuring a harmonious living experience. The entire property features classic, uniform tiled floors laid in a beautiful Romanesque bond, creating a timeless and sophisticated aesthetic that seamlessly flows throughout all living spaces. These beautiful floors are complemented by the modern comfort of electric underfloor heating, providing warmth and efficiency during cooler months.

The villa's layout is incredibly versatile, offering three distinct living spaces under one roof, making it ideal for a variety of uses:

### The Main Residence

The heart of VillaFleury, the main residence, provides generous and inviting living areas. It encompasses a spacious lounge, a dedicated dining room, and a fully equipped kitchen, designed for both everyday living and entertaining. The main house features three comfortable bedrooms and three well-appointed bathrooms, ensuring ample private space for residents and guests. The inclusion of four toilets across the property adds to the overall convenience and functionality. This main part of the villa is perfect for a family seeking a luxurious permanent home in Provence, with ample room for relaxation and hosting.

### The Adjoining Apartment: Private Oasis with Panoramic Views



Adding to the villa's appeal is an adjoining independent apartment, offering a superb degree of privacy and versatility. This charming apartment features its own comfortable sitting room, a peaceful bedroom, and a private bathroom. From the sitting room, large doors open onto a spacious loggia on the southwest side. This loggia is a true highlight, providing a magnificent panoramic view of Mont Ventoux and the captivating medieval village of Montbrun-les-Bains – an ideal spot for enjoying sunsets with a glass of local wine. On the southeast side, the apartment also benefits from direct access to a private garden with a spacious terrace, perfect for al fresco dining or simply enjoying the Provençal sunshine in seclusion. This apartment could serve as ideal guest accommodation, a separate living space for extended family, or a fantastic opportunity for rental income.

### The Independent Studio: Compact Luxury

Completing the property's impressive layout is a fully independent studio, encompassing 56m<sup>2</sup> and designed with all essential living functions. This self-contained unit includes its own living area, sleeping space, and kitchenette/bathroom facilities, offering complete autonomy. The studio benefits from its own spacious terrace and garden, providing a private outdoor sanctuary. Like the apartment, the studio presents excellent potential for rental income, accommodating short-term holidaymakers or long-term tenants, or serving as a dedicated workspace or creative retreat.

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### Outdoor Splendor: Gardens, Terraces, and Views

The villa sits on a generous 1422m<sup>2</sup> plot, meticulously landscaped to create an inviting and functional outdoor environment. The garden is thoughtfully designed with various shaded terraces, providing perfect spots for dining, lounging, or simply unwinding amidst the fragrant Provençal flora. The outdoor spaces are conceived to maximize enjoyment of the glorious climate and the stunning surroundings.

The property's elevated position ensures that the magnificent view of Mont Ventoux – 'The Giant of Provence' – and the charming medieval village of Montbrun-les-Bains are constant and awe-inspiring backdrops to daily life. Whether from the loggia of the apartment, one of the many terraces, or even from within the villa itself, these iconic vistas are truly captivating.

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### Practicality and Peace of Mind

Villa Fleury is designed for ease of living and practical functionality. Beyond the main living spaces, the property includes a convenient garage for one car, offering secure parking and additional storage. Furthermore, there are two dedicated workshops, providing ample space for hobbies, DIY projects, or supplementary storage – a valuable asset for any homeowner. The property is presented in perfect condition, meaning you can move in immediately and start enjoying your new Provençal lifestyle without the need for immediate renovations or repairs.



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## An Exceptional Investment in the Heart of Provence

This luxury 3-bedroom villa in Montbrun-les-Bains offers an unparalleled opportunity to own a piece of Provence. Its versatile layout, meticulous condition, and desirable location make it an attractive proposition for various buyers:

- \* **Permanent Residence:** Ideal for those seeking a spacious, comfortable, and elegant home in a beautiful and culturally rich region of France.
- \* **Holiday Retreat:** A perfect lock-up-and-leave property for family holidays, offering ample space for multiple generations or groups of friends across its various independent living areas.
- \* **Income-Generating Asset:** With the independent apartment and studio, Villa Fleury presents a fantastic opportunity to generate significant rental income through holiday lets, benefiting from the region's strong tourism appeal.
- \* **Multi-Generational Living:** The separate living spaces provide privacy and independence for extended family members, making it ideal for multi-generational households, where the main house serves as the primary family hub.

VillaFleury encapsulates the essence of Provençal living – beauty, comfort, and a connection to nature and culture. Its ready-to-move-in status and impeccable condition make it a truly turn-key solution for anyone dreaming of a life in the south of France. Don't miss the chance to make this extraordinary property your own and immerse yourself in the enchanting lifestyle that awaits in Montbrun-les-Bains.

## ABOUT THE AREA

Montbrun-les-Bains, nestled in the heart of Provence in the Drôme department of southeastern France, is a quintessential Provençal village renowned for its beauty, history, and therapeutic thermal waters. Officially recognized as one of 'The Most Beautiful Villages in France' (Les Plus Beaux Villages de France), it captivates visitors with its medieval charm, narrow cobbled streets, and ancient stone houses that cling to the hillside. The village is dominated by the picturesque ruins of its 16th-century castle and boasts a historic belfry dating back to the 13th century, inviting exploration of its rich past.

What truly sets Montbrun-les-Bains apart is its fame as a thermal spa town. For centuries, its sulfurous, calcium, and magnesium-rich waters have been prized for their therapeutic properties, particularly beneficial for respiratory conditions and rheumatology. The modern thermal spa at the foot of the village offers a wide range of treatments, wellness programs, and an aqua-relaxation area, including thermal pools, hammams, saunas, and outdoor jacuzzis with stunning views of the surrounding landscape. This reputation as a healing and rejuvenating destination draws visitors from across France and beyond, seeking both health benefits and a tranquil escape.

Beyond its historical and wellness appeal, Montbrun-les-Bains is perfectly situated for exploring the natural wonders of Provence. It lies at the foot of the majestic Mont Ventoux, a legendary peak often featured in the Tour de France and a magnet for cyclists and hikers. The village is also surrounded by fragrant lavender fields, olive groves, and vineyards, characteristic of the Drôme Provençale region. The



surrounding Baronnies Provençales Regional Natural Park offers endless opportunities for outdoor activities, including cycling, mountain biking, hiking, and paragliding, all set against a backdrop of breathtaking scenery. Local markets, traditional cuisine, and a relaxed pace of life further enhance the appeal of this charming village.

For those traveling to Montbrun-les-Bains, the most convenient airports are Marseille Provence Airport (MRS), located approximately 84 km away, and Avignon-Provence Airport (AVN), which is around 81 km from the village. Marseille Provence offers a broader range of international connections, while Avignon provides good regional links. While further away, Nice Côte d'Azur Airport (NCE) and Lyon-Saint Exupéry Airport (LYS) are also options for international travelers, though they involve a longer onward journey by car or public transport to reach this beautiful Provençal retreat.

## MAiN FEATURES:

- \* 245m<sup>2</sup> of living space
- \* 1422m<sup>2</sup> plot
- \* 6 Beds in 3 Bedrooms
- \* 3 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of France
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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### Allgemein

Schlafzimmer:	3
Badezimmer:	3
Fertige m <sup>2</sup> :	245 m <sup>2</sup>
Grundstücksgröße:	1422 m <sup>2</sup>

### Versorgungsdetails

Heizung:	Ja
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### Mietbedingungen

Verfügbar ab:

### Kontaktinformation

IMLIX ID:	IX7.237.067
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