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# Mas Rouge

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## Localization

Country : France

City : Provence

Address : Luberon Oppede / Ref; FP 1402

## Properties

Type : Mas

Bedrooms : 6

Bathrooms : 6

Sleepings : 12

Showers : 0

WC : 6

## Features

Wifi - Pool - Pool Heating - Tennis - Parking - Cleaning service - Barbecue - Garden - Views - No smoking

## Description

In the heart of the countryside, in the foot hills of the Luberon mountains, this pretty, luxurious and south facing property is set in 2.75 hectares of land with a 8,500 sq m landscaped garden featuring a vineyard, olive trees, fountains, many courtyards and terraces.

The landscape is absolutely magical and the farmhouse is beautifully situated in a very private environment. There are lots of sunny terraces and some shady ones too to satisfy all needs. Roses and hydrangea decorate the courtyards and terraces with amazing view over the Luberon and vineyard which promises moments of relaxation and escape, whether lounging on a deckchair or sipping a local rosé under the benevolent shade of the al-fresco terraces.

A long shady path leads to the beautiful heatable 15m x 7m swimming pool with pool house and just beyond a full size tennis court.

Arriving at the impressive forged iron gate you feel that you about to stay at a real Provençal farmhouse with authentic touch, all the rooms have kept the original authenticity and charm of the old farmhouse and are equipped with completely up to date technology. The room layout has been designed to let the sunshine flood into the whole house with furnishings of a high standard.

Entrance with a stone table, large reception/living room with open stone fireplace, several sofas and a Steinway grand piano, large windows with lovely view of the garden.

For cinema lovers, you will enjoy the special cinema room with superb quality sound system. You'll also appreciate the beautiful dining room, dominated by an original fireplace, creating an authentic atmosphere. Provençal kitchen, with its imposing original fireplace, combines tradition and practicality which includes a cooker range refectory table & a island with bar counter.

There are six elegant en-suite bedrooms accommodating maximum 12 guests, promising rest and privacy. Each is a veritable ode to comfort and tranquility. Four of the bedrooms are accessed off the courtyard so there is plenty of space for everyone to spread out through this comfortable house.

A housekeeper lives on the property in discretion with its own separated entrance.

Set in a natural setting celebrated for its beauty, the villa is surrounded by picturesque vineyards and hilltop villages, the nearest of which is just a 25-minute walk away. Ménerbes, immortalised by Peter Mayle and one of France's "Most Beautiful Villages", is just 4km away.

Oppède Le Vieux is a beautiful little village built on top of a rocky outcrop invaded by beautiful vegetation. The village steeped in history with the beautiful collegiate church of the XII ° which dominates the 360 ° panorama, the ruins of a castle of the Middle Ages as well as the vestiges of the stalls and old shops ...

**Accommodation:** 450m2

*Ground Floor;*

Entrance with stone table

Guests Cloakroom with WC

Living room with a library, a fireplace and a grand piano

Formal Dinning room with stone fireplace

Home cinema room with a big screen and projector/TV

Large Provencal fully equipped kitchen with cooker range & fireplace, refectory table etc  
Laundry room

*First floor;*

Bedroom 1: Master Double bedroom King size 180cm bed, air-conditioning, dressing en-suite bathroom bath, shower, washbasin and bidet & separate WC

Bedroom 2: Twin bedroom with 2 single beds 90cm, air-conditioning with en-suite shower room & WC

Bedroom 3: Double bedroom King size 180cm bed, air-conditioning with private shower, washbasin & WC

*These bedrooms all with independent access by the inner courtyard*

Bedroom 4: Double bedroom King size 180cm bed, air-conditioning with private shower, washbasin & WC

Bedroom 5: Double bedroom King size 180cm bed, air-conditioning with private shower, washbasin & WC

Bedroom 6: Double bedroom King size 180cm bed, air-conditioning with private shower, washbasin & WC

*Additional bedroom & bathroom for two guests on request at extra charge*

**Grounds Features: 2.75 hectares**

Landscaped garden with lawns featuring a vineyard, olive trees, fountains, many courtyards and terraces

Outdoor heatable salt water swimming pool 15m x 7m - depth 0.8m to 1.8m *Open in April to 1st October extra charge*

Private tennis court (all weather)

Pool house with summer kitchen, shower and WC

Interior courtyard

Barbecue

Lounge area on the terrace

Lounge chairs on the terrace

Outdoor dining areas

Pool lounge chairs & parasols

Terrace(s)

Water feature

Private Parking for 4 cars

**Features & Amenities:**

Sleeps 12: 6 bedrooms, 6 bathrooms & WC (additional bedroom/bathroom for 2 guests on request at extra charge)

Air conditioning in 6 bedrooms & cinema room (reverse cycle)

Fans electric

Internet Wi-Fi access

Living room with fireplace & Piano

Home cinema room /TV

Interior courtyard

Fully equipped kitchen with Cooker range/ Blender /mixer/Coffee machine (pod)/Double refrigerator/Indoor Plancha/Juice extractor etc.

Laundry room washing machine & Tumble dryer

Outdoor swimming pool 15m x 7m - depth 0.8m to 1.8m

Pool house with summer kitchen, shower and WC

Private tennis court

Private parking space

**Children:**

Children welcome

Pool alarm

Pool safety system

**Staff & Services Included in the Rental:**

House cleaning services 3 hours per 5 days a week

Bed and household linens

Electricity, water, gas

Garden maintenance

Internet Wi-Fi

Pool towels

Pool maintenance

Selection of bath products

**Extra Not Included in the Rental: on request when booking & subject to availability**

Returnable Security Deposit 5 000 € to be paid to the agency with the final rental payment

Local Tourist Tax "Tax de Sejour" starting from 5.50 € per person per night be paid cash or pre arranged *please enquire when booking as price changes*

*every year*

Mandatory House cleaning upon departure TBA when booking

Guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival, extra cleaning, laundry, maintenance and/or garbage disposal required will be charged against the Security deposit

Pool heating starting from 800.00 € per week *Pool open from start of April to 1st October subject to weather please enquire*

Cooking/ Chef

Concierge Service & Assistance

Baby sitting

Baby cot & high chair

Airport transfer

Cancellation insurance

Pre stocking of the house

Extra bed & extra person starting from 2 000 € per week *please enquiry*

#### **Please Note:**

Flexible change over days please enquire

Villa can be rented with 3 or 4 bedrooms as well in lower seasons

Housekeeper lives in site on the estate

Check-in is anytime after 15:00 pm

Check out by 10:00 am

Pets on request only at extra charge (Security Deposit will increase to 6 000 €)

No smoking in the Villa

Children welcome

Car rental recommended

#### **Location Distances:**

Oppede vieux village 3 km

Ménerbes 4 km

Bonnieux 16 km

Coustellet 6 km *supermarket*

Cavaillon 12 km

Gordes 12 km

Avignon 36 km

L'Isle sur Sorgue 15 km

St Remy de Provence 32 km

Pont du Gard 60 km

Nîmes 79 km

Marseille 90 km

Aix-en-Provence 64 km

Avignon TGV 37 km (30 minutes)

Airport Marseille Marignane 68 km (approx.1 hour)

Golf course Saumane 18 km

Hores riding 10 km

#### **Galerie**



































