



FULL OF CHARACTER, RENOVATED MAS, WITH
SWIMMING POOL, LOCATED BETWEEN
SAINT-RÉMY-DE-PROVENCE AND AVIGNON TGV.

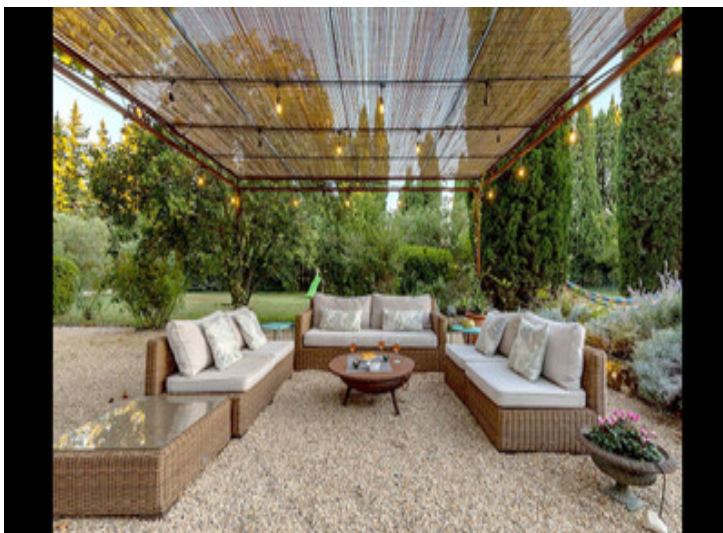
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PROPERTY FACT FILE

REFERENCE	A34288RSII 3
PRICE	€ 1,425,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	3
ACCOMMODATION	305 m ²
LAND	15000 m ²
TOWN	Saint-Rémy-de-Provence
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Private parking

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



- Beautifully Renovated Farmhouse
- Pool with Pool House
- Garden, Grounds and Barn with BBQ
- Between Saint-Rémy et Avignon TGV
- Events and Rental Potential

FULL OF CHARACTER,
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Ref : A34288RS113

This fully renovated mid 19th-century Provençal farmhouse, located close to Châteaurenard and Saint Rémy, seamlessly blends historic charm with modern comfort and has exceptional rental potential.

With five beautiful bedrooms, a child's dormitory, three bathrooms,

DESCRIPTIF

This delightful 19th-century farmhouse, renovated in 2020, seamlessly blends modern comfort with the historic charm of exposed timber beams and terracotta floors. Generous living areas provide ample space for both family living and entertaining, while the cosy fireplace in the living room creates a warm, inviting atmosphere.

A welcoming entry greets you as you step inside, leading you to the spacious living and formal dining area. The second living room on the ground floor is ideal for family relaxation or media enjoyment. The large kitchen is fully equipped and features an island bench and a casual dining area, perfect for gathering around and sharing family meals. The kitchen opens to the barn area, enhancing the home's flow for indoor-outdoor living. The barn is attached to the house and open on one side, offering an easy transition from the interior to the outdoor spaces. The master bedroom, with its own en-suite bathroom, is conveniently located on the ground floor, offering both privacy and easy access. Additionally, on this level you'll find a guest toilet, a laundry room and a large storage room offering convenience and ample space for household needs.

On the first floor, there are four double bedrooms, a spacious children's dormitory, two additional bathrooms, a linen room and a large attic space.

Modern amenities are thoughtfully integrated throughout, including central gas heating, reversible air conditioning, and double glazing, ensuring year-round comfort.

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A34288RS113>

COMPLETE FILE AND PHOTO ON REQUEST



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

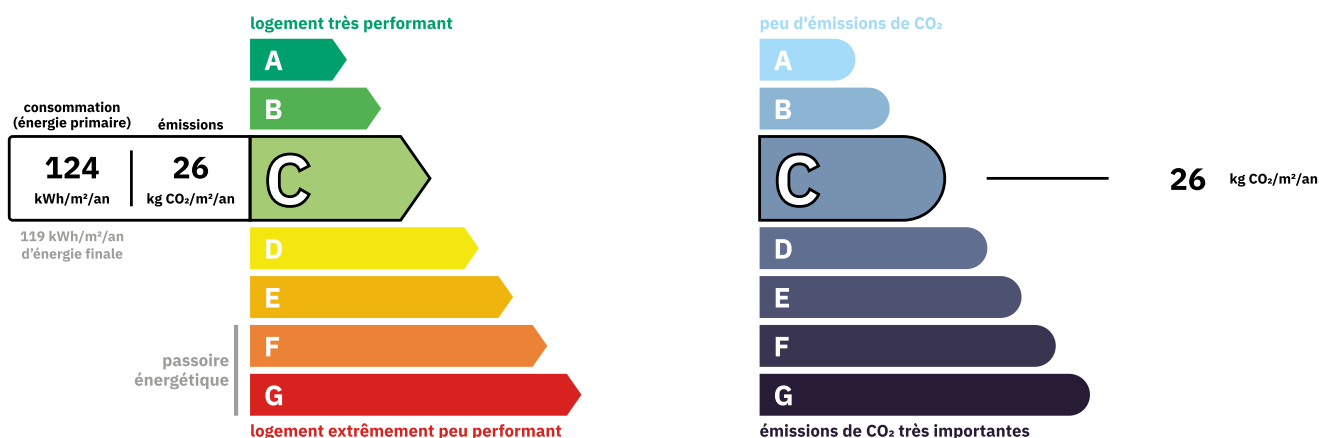
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Ref : A34288RSI13

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 3280 € and 4510€ for 2021

NOTICE

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

1: 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 : A34288RSI13
FILE COMPLETE
AND PHOTOS
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