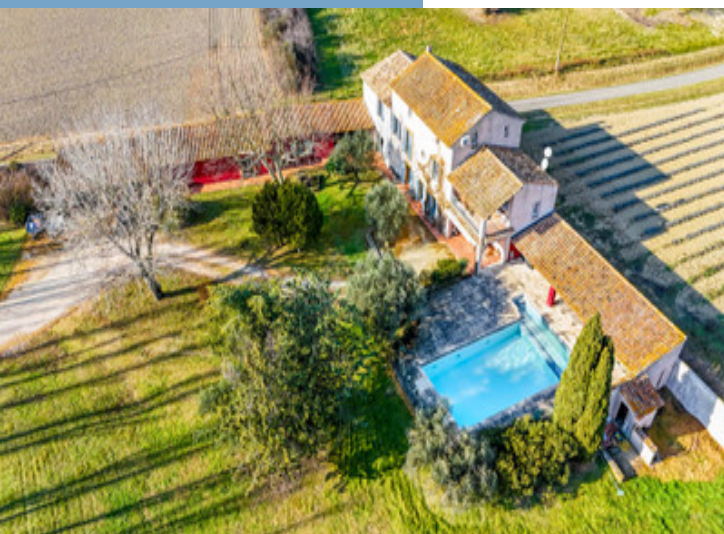




BEAUTIFUL FARMHOUSE WITH ENCLOSED
GARDEN, SWIMMING POOL, TENNIS COURT,
GARAGE, AUTHENTIC CHARM

BEAUTIFUL FARMHOUSE
WITH ENCLOSED
GARDEN, SWIMMING
POOL, TENNIS COURT,
GARAGE, AUTHENTIC
CHARM



PROPERTY FACT FILE	
REFERENCE	A34387EIB84
PRICE	€ 985,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	2
ACCOMMODATION	365 m ²
LAND	12811 m ²
TOWN	Caderousse
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Garage
*Price based on current exchange rate which is subject to change	



- Large garden with swimming pool and tennis court
- Traditionally restored with taste, exposed stone
- Spacious rooms throughout
- Quiet and private location
- Near A7 et A9 Orange and 4 km from shops

BEAUTIFUL FARMHOUSE
WITH ENCLOSED
GARDEN, SWIMMING
POOL, TENNIS COURT,
GARAGE, AUTHENTIC
CHARM

Ref : A34387EIB84

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Rare opportunity to own a spacious and authentic MAS (French farmhouse) with 365m² of living space, lovingly restored with exposed stone walls, original ceiling beams, and ceramic tile floors. South-facing, the property enjoys abundant natural light throughout the day.

DESCRIPTIF

Welcome to the Good Life in Provence! Discover this beautifully restored French farmhouse (MAS), offering a spacious and inviting living experience that will make you feel at home from the moment you step inside.

It comes as no surprise that the entrance to this charming property opens onto a large, fully-equipped kitchen, complete with an antique oak table that comfortably seats 16+ people. Adjoining the kitchen is a practical pantry/laundry/utility room, perfect for all your entertaining needs.

The home features two stunning living areas. The first (36m²) invites you to relax with a good book from the wall-to-wall built-in library. The second, more formal salon (44m²) is perfect for entertaining guests or enjoying family nights by the fireplace. There is even a powder room for guests close by.

Upstairs, a generous landing with two large windows offers the possibility of a home office or another cozy lounge area. This space leads to four sunny, south-facing bedrooms with closets (20/12/12/20m²) and a recently updated bathroom with shower, and a separate WC. One of the larger bedrooms has its own private terrace (16m²), while built-in storage cabinets along the hallway offer added convenience.

The third floor features two additional spacious bedrooms. The first (20m²) includes a recently updated ensuite shower room with WC and a built-in closet. The second, a large 40m² room with panoramic views offers versatile possibilities, such as a home gym, playroom, office, o

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A34387EIB84>

COMPLETE FILE AND PHOTO ON REQUEST



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

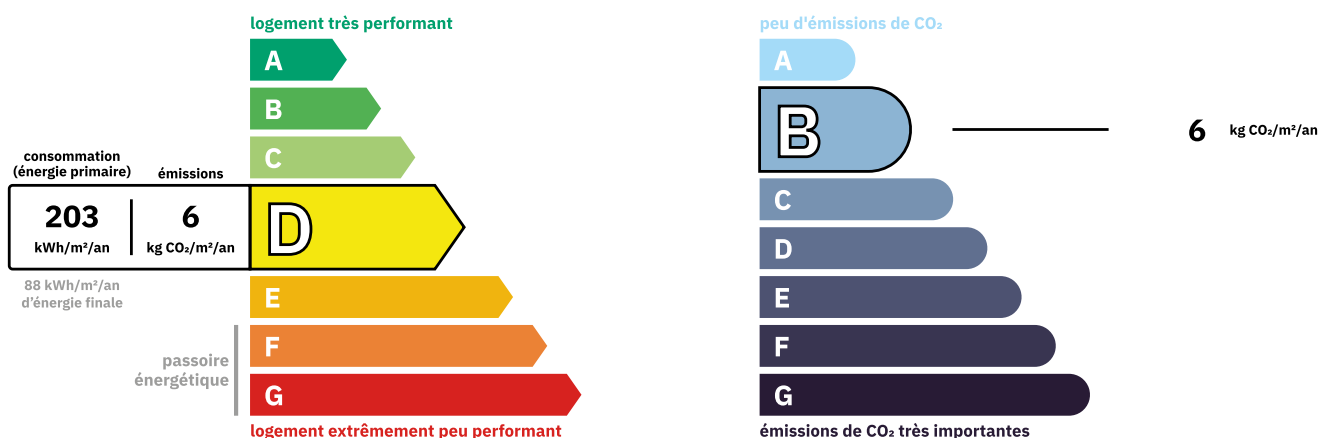
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BEAUTIFUL FARMHOUSE WITH
ENCLOSED GARDEN,
SWIMMING POOL, TENNIS
COURT, GARAGE, AUTHENTIC
CHARM

Ref : A34387EIB84

ENERGIE-DPE

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



Property **Poorly efficient**
Estimated annual energy costs
between 4860 € and 6630€ 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

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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