

Full of character, renovated mas, with swimming pool, located between Saint-Rémy-de-Provence and Avignon TGV.



## INFORMATION

Town:	Saint-Rémy-de-Provence
Department:	Bouches-du-Rhône
Bed:	6
Bath:	3
Floor:	305 m2
Plot Size:	15000 m2

## IN BRIEF

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, spacious living and dining areas and the fully equipped kitchen open to the covered barn with bar and BBQ, there is ample space for both family living and hosting guests.

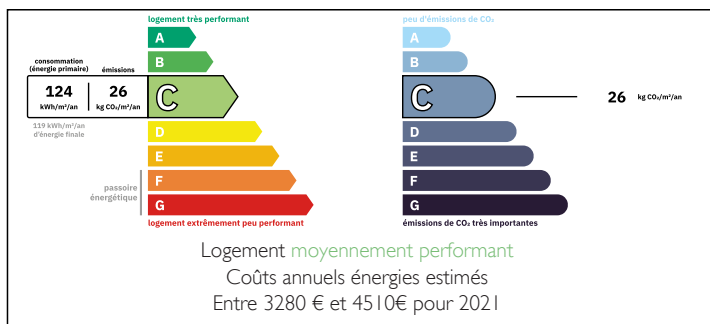
Set on 1.5 hectares, the private and spacious garden surrounded by tall conifers, olive and fruit trees, features a saltwater swimming pool, a pool house with covered terrace and various seating areas making it well-suited for entertaining or simply enjoying the relaxed lifestyle of Provence.

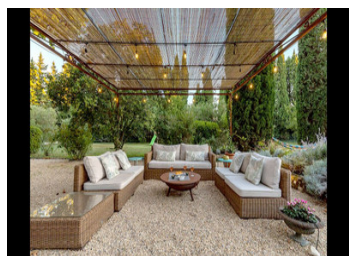
Modern amenities include central gas heating,

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

## ENERGY - DPE





## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

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.

The private and spacious garden is a true oasis, with lush conifers, olive trees, a...