

Idyllic Provençal family farmhouse with pool, tennis court, timeless charm, and walkable village location.



## INFORMATION

|             |            |
|-------------|------------|
| Town:       | Caderousse |
| Department: | Vaucluse   |
| Bed:        | 6          |
| Bath:       | 2          |
| Floor:      | 365 m2     |
| Plot Size:  | 12811 m2   |

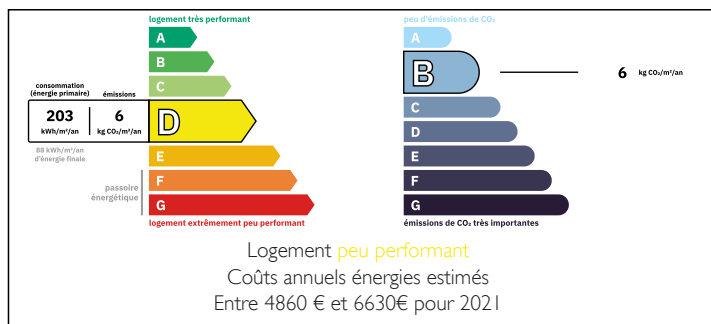
## IN BRIEF

Rare opportunity: authentic 365 m<sup>2</sup> Provençal farmhouse (mas), beautifully restored with exposed stone, original beams, and traditional tiles. South-facing and filled with natural light.

Set on over 1.2 hectares of flat, landscaped grounds with mature trees: pool, covered terrace, tennis court, garage, carport, and independent guest house. Ideal as a primary residence or holiday retreat.



## ENERGY - DPE



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.



## LOCAL TAXES

|                  |          |
|------------------|----------|
| Taxe foncière:   | 2500 EUR |
| Taxe habitation: | EUR      |

## NOTES

## DESCRIPTION

Welcome to the Good Life in Provence!

This beautifully restored 6-bedroom Provençal farmhouse (mas) offers the perfect blend of charm, space, and comfort—ideal for a family home or luxurious vacation retreat.

### Ground Floor:

Step into a spacious, fully equipped kitchen, centered around an antique oak table that seats 16+. A pantry/laundry/utility room adds practical convenience. Two elegant living areas—one with a built-in library, the other a formal salon with fireplace—offer the perfect spots to relax or entertain. A guest powder room completes this level.

### First Floor:

A bright landing (ideal as an office or reading nook) leads to four sunny bedrooms with closets (20/12/12/20 m²), a recently renovated bathroom with walk-in shower, and a separate WC. One of the larger bedrooms opens onto a private terrace, and hallway built-ins add smart storage.

### Second Floor:

Two spacious bedrooms, including one with an ensuite bath and closet (20 m²), and a flexible 40 m² room with panoramic views—perfect for a gym, playroom, or studio.

### Outdoor Living:

Set on over 3 acres of flat land, with mature olive and cypress trees, this property offers a 12 x 6 m pool, tennis court, large sunny terrace, and lush lawns—perfect for family fun and outdoor entertaining.

Also included: a 25 m² garage, covered parking for 3, and a 33 m² atelier space.

Ideal Location in the Heart of Provence - Easily Accessible

--5 minutes from the village of Caderousse, offering