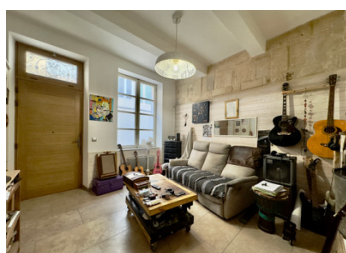
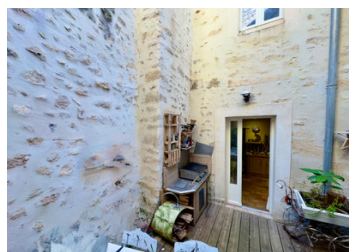


## Charming Stone House with Courtyard and Potential in the Historic Heart of St-Rémy-de-Provence



## INFORMATION

Town:	Saint-Rémy-de-Provence
Department:	Bouches-du-Rhône
Bed:	3
Bath:	1
Floor:	80 m2
Plot Size:	15 m2



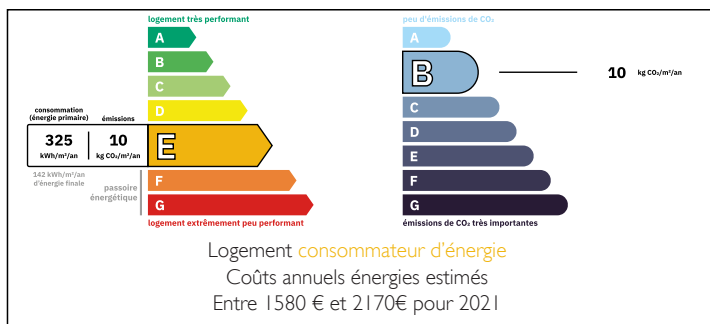
## IN BRIEF

This character-filled stone house with a walled courtyard is ideally located in the historic centre of Saint-Rémy-de-Provence. Spread over three levels, it offers excellent potential to become an elegant private residence, a lucrative rental investment, or even a commercial space.

### Key Features:

- Prime location in the heart of Saint-Rémy's historic centre
- Steps to shops, cafés, restaurants, and the renowned weekly market
- Three levels with flexible use: private home, holiday rental, or commercial premises
- 3 bedrooms, 1 bathroom, 2 WCs
- Kitchen opening onto a charming walled courtyard
- Workshop with potential for conversion into an additional room opening onto the courtyard
- Attic space with potential to create a covered roof terrace offering lovely rooftop views

## 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 habitation: EUR

## NOTES

## DESCRIPTION

Prime location in the heart of Saint-Rémy, steps from shops, cafés, galleries, and the weekly market.

This charming stone house with a walled courtyard, located in the historic centre of Saint-Rémy-de-Provence, is spread over three levels and offers excellent potential to become an elegant private residence or a lucrative rental investment—with the added possibility of opening a commercial premises.

On the ground floor, you'll find a cosy living room, a kitchen that opens directly onto the secluded walled courtyard, a WC, pantry, and a workshop. The workshop has the potential to be converted into additional living space, such as a dining room, kitchen or media room that opens directly onto the courtyard, offering an ideal extension of the living area.

The first floor comprises a bedroom and bathroom, while the second floor offers two additional bedrooms and a WC. Above, a spacious attic presents the possibility of creating a covered roof terrace with views over the rooftops of the old town.

Enjoy the unbeatable convenience of living in the heart of Saint-Rémy, just steps from its wonderful array of restaurants, cafés, bars, boulangeries, food shops, boutiques, galleries, museums, and its legendary Wednesday morning market.

Ground floor:

Living room (13m<sup>2</sup>) with fireplace and stone walls  
Kitchen (9m<sup>2</sup>) opening to walled courtyard  
Workshop (14m<sup>2</sup>)  
Pantry room (3m<sup>2</sup>)  
WC

First Floor:

Bedroom I (14m<sup>2</sup>)  
Bathroom with shower, basin