

Charming 18th century stone house with large garden and potential for renovation.



## INFORMATION

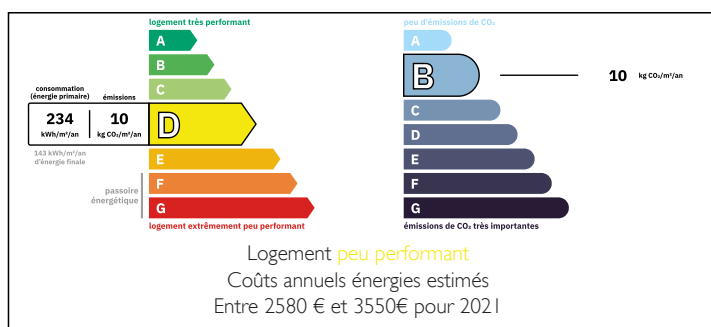
Town:	Tarascon
Department:	Bouches-du-Rhône
Bed:	6
Bath:	2
Floor:	204 m2
Plot Size:	7800 m2



## IN BRIEF

Nestled between the picturesque village of Vallabrègues and the historic town of Tarascon, this rare 18th-century property offers authentic Provençal charm with stunning architectural details, including an exterior stone staircase. Set on a vast 7,000 m<sup>2</sup> plot, it provides ample space for outdoor living, shaded by four majestic plane trees, and includes a private well. Located just 25 minutes from Avignon and Nîmes TGV stations, and only 5 minutes from Tarascon's train station, this home offers both tranquillity and accessibility.

## 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:** 1300 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

The main flat of 120 m<sup>2</sup> offers:

- 3 bedrooms,
- bathroom,
- WC,
- spacious (40 m<sup>2</sup>) living room with a fireplace,
- open-plan dining room and kitchen (30 m<sup>2</sup>),

- A large attic room(40 m<sup>2</sup>) on the 2n floor adds flexibility for additional living space.

A separate 85 m<sup>2</sup> apartment offers a private living area, kitchen on the ground floor, and 2 bedrooms on the 1st floor, making it perfect for guests, rental income, or a home office/studio.

The ground level includes four non-habitable rooms, including a garage, cellar, laundry room, and potential summer kitchen.

Additionally, an independent workshop/garage (30 m<sup>2</sup>) adds further flexibility.

Although the property requires significant renovations (including partial roof repairs, heating, and plumbing updates), it presents an excellent investment opportunity.

A swimming pool can also be added to enhance the outdoor space.

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