

Superb 365 m country home on 7,800 m of fenced, wooded, pool-ready land with 3 garages & workshop



## INFORMATION

Town:	Villeneuve-lès-Avignon
Department:	Gard
Bed:	8
Bath:	4
Floor:	365 m2
Plot Size:	7800 m2

## IN BRIEF

Located at the gateway to Avignon, just 5 minutes from Villeneuve-lez-Avignon in a charming Gard village, this elegant 17th-century property of 365 m² has been carefully renovated, preserving its original character: exposed stone walls, wooden beams, and beautiful fireplaces.

It comprises two independent dwellings with generous volumes—ideal for a large family and/or a refined bed and breakfast business.

Set on over 7,800 m² of enclosed, wooded land, the property offers a lush and private setting with no overlooking neighbors.

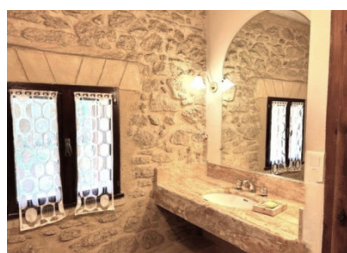
Its strategic location near highly sought-after destinations makes it a rare opportunity:

- The historic center of Avignon (Festival, Palais des Papes)

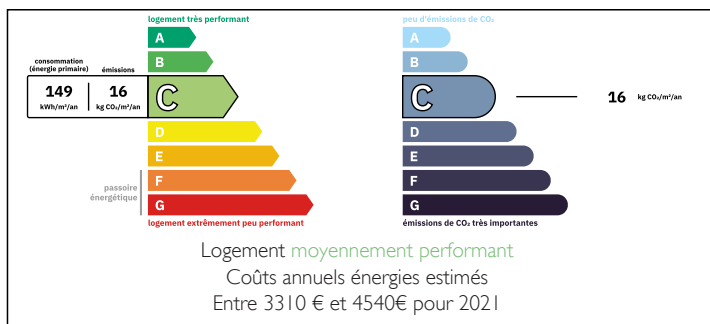
NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract 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.

charm.



## ENERGY - DPE





## DESCRIPTION

A true invitation to the Provençal way of life, this residence combines modern comfort with timeless charm.

## PRACTICAL INFORMATION

### Charming Property

Stone farmhouse with generous and functional spaces, including:

- 2 living rooms
- 2 kitchens
- 7 bedrooms, including 3 master suites
- 1 bathroom
- 1 study
- 3 garages
- 1 workshop

### Key Features

- Excellent energy performance (Class C)
- Pool-ready property
- Private well
- High-speed fiber internet
- High-quality features, impeccably maintained
- Ideal for hospitality business (B&B, guesthouse, etc.)

### Accessibility

- Quick access to the A7 motorway
- Nearby TGV station: Marseille, Aix-en-Provence, Lyon, and Montpellier in under 1h20, Paris in 2h40
- International airports of Marseille and Montpellier less than 1 hour away

### Exceptional Setting

Nestled between the Luberon, the Alpilles, the Uzès region, and Mont Ventoux, this property offers a rare lifestyle combining nature, heritage, and the Provençal art of living.

-----

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

## LOCAL TAXES

Taxe foncière: 2504 EUR

Taxe habitation: EUR

## NOTES