

## Stylish Contemporary Villa with Pool and Mediterranean Garden, Close to Village and Short Drive to St Rémy



## INFORMATION

Town:	Saint-Rémy-de-Provence
Department:	Bouches-du-Rhône
Bed:	3
Bath:	3
Floor:	100 m2
Plot Size:	542 m2

## IN BRIEF

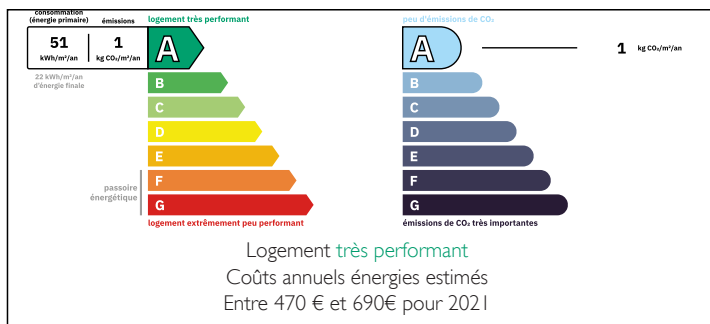
Located in Eyragues, a charming village just a short drive from Saint-Rémy-de-Provence, this stylish villa (built 2022-2023) offers 100m<sup>2</sup> of bright living space with high-end finishes throughout.

The ground floor features an open-plan kitchen/living/dining area opening onto the south-facing terrace for seamless indoor/outdoor living, plus a utility room, guest WC, and entrance hall with storage.

Upstairs you'll find 3 bedrooms, each with a private bathroom (2 shower rooms, 1 bathroom, 3 WCs total).

Set on a 534 m<sup>2</sup> beautifully landscaped plot with a 6x3 m tiled pool, technical room, and ample parking for several cars.

## ENERGY - DPE



## Features include mains drainage, thermodynamic

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

Located in Eyragues, a charming Provençal village just a short drive from Saint-Rémy-de-Provence, this recently built villa (2022–2023) offers a rare opportunity to acquire a stylish, move-in-ready home in a quiet residential neighbourhood within walking distance of the village's shops and amenities.

With a living area of 100 m<sup>2</sup>, the house is flooded with natural light and boasts high-quality finishes throughout.

The ground floor comprises:

- An entrance hall with built-in storage and cloakroom
- A spacious and luminous 42 m<sup>2</sup> open-plan living area combining lounge, dining space, and a fully equipped kitchen
- A utility room with laundry
- A separate guest toilet with hand basin

Upstairs, the layout is ideal for family or guests, offering:

- Three comfortable bedrooms, each with access to a private bathroom (2 shower rooms, 1 bathroom, and 3 toilets)

This contemporary home sits on a 534 m<sup>2</sup> enclosed and landscaped plot, beautifully planted with Mediterranean species, and features a 6 x 3 m tiled concrete swimming pool and a technical room. A private parking area accommodates several vehicles inside the property.

Located just 10 minutes from Saint-Rémy-de-Provence, 17 minutes from Avignon TGV station, and 55 minutes from Marseille-Provence Airport, the property enjoys both peaceful surroundings and excellent accessibility, along with close proximity to village life and conveniences.

Additional features include:

- Mains water and mains drainage