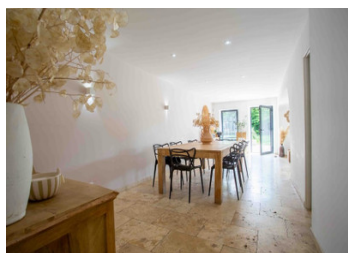


Heart of Provence, a unique 430m renovated Mas (10 beds), where nature is ever-present across a wooded acre



## INFORMATION

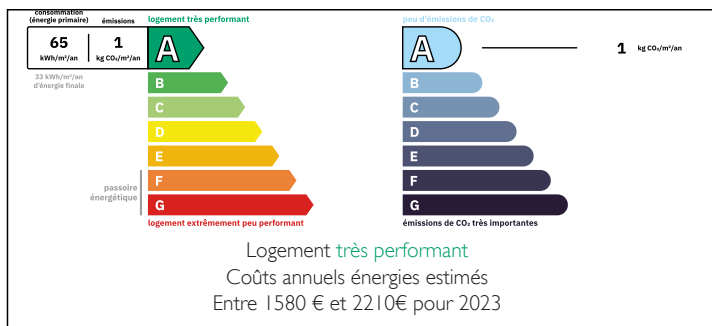
Town:	Rognonas
Department:	Bouches-du-Rhône
Bed:	10
Bath:	4
Floor:	430 m2
Plot Size:	4000 m2

## IN BRIEF

In the heart of Provence lies a unique location. Here, nature is ever-present: 4,000 m<sup>2</sup> of landscaped grounds planted with olive trees, pines and palms trees in a warm, peaceful and green setting... with no neighbours.

Just 5 minutes from the Barbentane golf course, this 430m<sup>2</sup> farmhouse dating from 1900 (10 bedrooms), redesigned and renovated between 2021 and 2022, combines the elegance of traditional architecture with contemporary refinement. The spacious rooms are impressive: a 52 m<sup>2</sup> reception room, magnified by a 6 m high ceiling, opens onto the countryside thanks to large windows that bathe the space in light, and a 30 m<sup>2</sup> dining room. An upstairs annex currently being renovated and two independent apartments (for rental income or guest accommodation) complete the property.

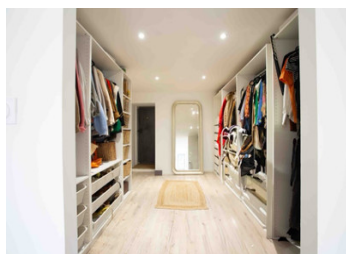
## ENERGY - DPE



Designed as a sanctuary of well-being, this

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

Ideally located between Rognonas and Barbentane, but away from the tourist hustle and bustle, this exceptional stone farmhouse embodies Provençal elegance between the Durance and Rhône rivers. Every detail has been designed to combine comfort and refinement. Its generous proportions and spectacular reception room open wide onto the Provence of your dreams, is just 5 minutes from the Barbentane Golf Club, a 6-hole course accessible to beginners and experienced players alike, ideal for improving your game, 7 minutes from Avignon TGV, 20 minutes from Saint-Rémy-de-Provence and 50 minutes from Marseille Airport.

Located between Rognonas and Barbentane, the former being known for its spectacular traditional festivals (carreto ramado) and religious heritage (Saint-Pierre church), it offers a peaceful setting between nature and agriculture. Barbentane is better known for its rich historical heritage (baroque castle, medieval tower, troglodyte dwellings), its medieval charm offering elegant streets, typical architecture and remains dating from the Middle Ages to the ancient ramparts. A Provençal culture with its culinary traditions still alive today.

Surface area details:

- Main house (10 rooms - 6 bedrooms) = 254 m<sup>2</sup>
- > Ground floor: • 9 m<sup>2</sup> glass-roofed entrance hall; 52 m<sup>2</sup> cathedral-ceilinged living room; 30 m<sup>2</sup> fitted kitchen and dining room; Master suite 35 m<sup>2</sup> with dressing room and bathroom (double sink, bathtub & walk-in shower); Laundry room 9 m<sup>2</sup>; Guest WC
- > 1st floor: • 2 bedrooms 14 m<sup>2</sup> & 18 m<sup>2</sup>; Bathroom + separate WC; Family dressing room 20 m<sup>2</sup>
- > 2nd floor: • Attic bedroom/office...