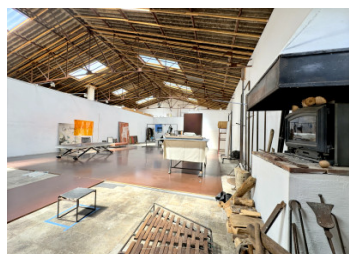
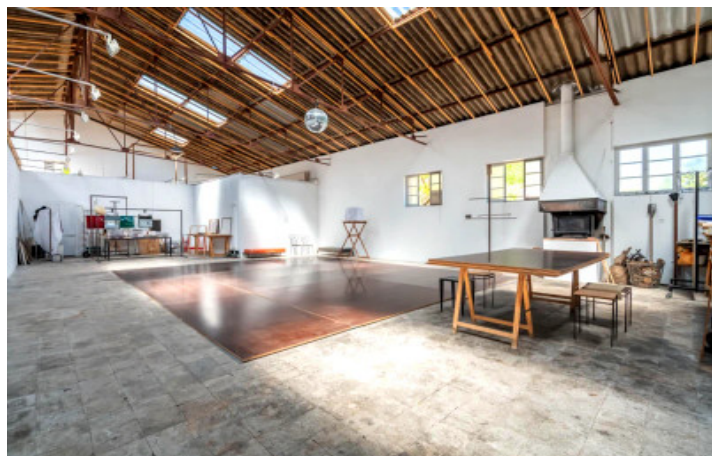


## Unique Atelier Property with Conversion Opportunity and Private Garden Close to Historic Centre of Saint-Rémy



## INFORMATION

Town:	Saint-Rémy-de-Provence
Department:	Bouches-du-Rhône
Bed:	3
Bath:	2
Floor:	169 m <sup>2</sup>
Plot Size:	917 m <sup>2</sup>

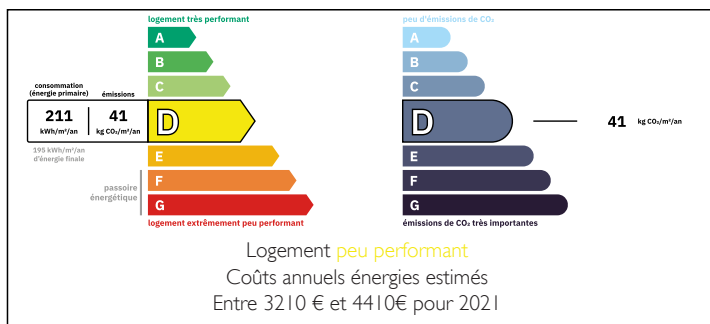
## IN BRIEF

A rare opportunity to acquire an extraordinary loft-style property with private garden on an enclosed plot of approximately 917 m<sup>2</sup>, ideally located just moments from the historic centre of Saint-Rémy-de-Provence in a peaceful and sought-after setting.

Originally a manufacturing atelier, the property offers approximately 169 m<sup>2</sup> of habitable space within a total built footprint exceeding 518 m<sup>2</sup>, combining impressive volumes with authentic industrial character. The accommodation includes a spacious living room, three bedrooms including a principal suite of over 54 m<sup>2</sup>, kitchen, bathroom, shower room, storage area and a spectacular 175 m<sup>2</sup> atelier space with soaring ceilings and mezzanine.

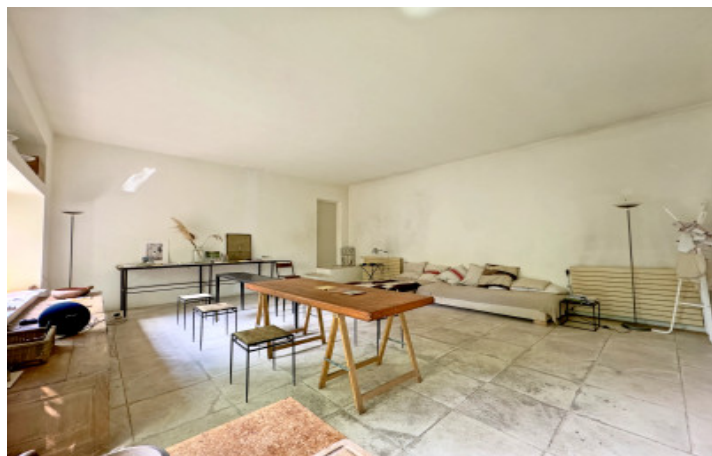
Two garages and ancillary spaces offer exceptional flexibility for residential, artistic or professional projects. The enclosed garden of approximately 400

## 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: **2492 EUR**

## NOTES

## DESCRIPTION

A rare opportunity to acquire an extraordinary loft-style property with private garden, set on an enclosed plot of approximately 917 m<sup>2</sup> in one of the most sought-after areas of Saint-Rémy-de-Provence. Ideally positioned just moments from the historic centre, the property enjoys a peaceful and preserved setting while remaining within easy walking distance of the village's boutiques, galleries and renowned restaurants.

Originally constructed as a manufacturing atelier, this highly distinctive property offers approximately 169 m<sup>2</sup> of habitable space with a total built footprint exceeding 518 m<sup>2</sup>, presenting exceptional scope for redevelopment, creative use, or the creation of a bespoke architectural residence. Combining impressive interior volumes with authentic industrial character, it offers a compelling alternative to the traditional Provençal mas or village house.

The current accommodation includes a spacious living room of more than 42 m<sup>2</sup>, three bedrooms including a spectacular principal suite of over 54 m<sup>2</sup>, a kitchen, bathroom, shower room, a storage area of approximately 45 m<sup>2</sup>, and an impressive 175 m<sup>2</sup> atelier-style volume with soaring loft ceilings. A substantial mezzanine level of around 60 m<sup>2</sup> further enhances the sense of openness, light and architectural character throughout.

In addition, the property benefits from two garages totalling more than 62 m<sup>2</sup> together with extensive ancillary spaces, offering outstanding flexibility for residential, artistic or professional use.

One of the property's defining features is its remarkable transformation potential (subject to the necessary permissions). The generous proportions and existing atelier configuration lend themselves naturally to a contemporary artist's studio, gallery, showroom, wellness...