

Saint Laurent des Arbres, in the Gard, near Avignon, fabulous stone village property 260m , 7 BRs, 7 BTRs, 1 Garage, pool 10m x 4m, 170m of...



INFORMATION

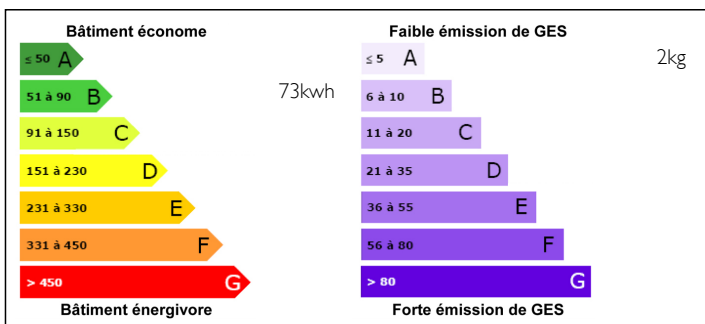
Town:	ST LAURENT DES ARBRES
Department:	Gard
Bed:	7
Bath:	7
Floor:	260 m2
Plot Size:	420 m2



IN BRIEF

Built in 1730, this is a large well renovated property in excellent condition throughout its 3 levels. It is a successful B&B business with quality furnishings and equipment. Among the other « pluses » of this property are its location in the heart of a beautiful stone village, the vast pool and surrounding terraces, the large kitchen, the vaulted dining room, the large volumes, the beautiful courtyard with a well, and ample parking facilities. This pretty house is a haven of peace in the sought-after village of Saint Laurent des Arbres near Tavel (best rosé wines in France !) and the 1st Century Pont du Gard. It is close to local shops and restaurants not forgetting all the amenities available at the Les Angles commercial centre. This house is therefore perfect for a family and a luxury B&B business.

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.



DESCRIPTION

Ground Floor : 1 x massive wooden-gated entrance into a 70m² courtyard with well, 1 x kitchen & dining area 28.5m², 1 x vaulted dining room 20.5m², 1 x Estelle family bedroom 22.5m² with shower-room & WC 4m², 1 x Victor single bedroom 10.5m² with shower-room & WC, 1 x utilities room & garage 33m², 1 x covered terrace 15m², 1 x 10m x 4m pool & 120m² pool terrace, 1 x elevated terrace 16m², 1 x stairway to 1st floor.

1st Floor : 1 x hallway 10m², 1 x hallway 13.5m², 1 x Carla family bedroom 16m² + 14m² with 5.5m² shower-room & WC, 1 x Chloé double bedroom 14m² with 4m² shower-room & WC, 1 x Luca double bedroom 14m² with Tavel Stone fireplace & 9.5m² bathroom & WC, 1 x Olivia double bedroom 15m² with 3.5m² shower-room & WC, 1 x Manon double bedroom 15m² with 4m² shower-room & WC, 1 x stairway to 2nd floor.

2nd Floor : 1 x Studio Mathias 30m² with 6m² bathroom, 1 x covered terrace 7m², 1 x solarium terrace 15m², 1 x attic storage space 24m².

Grounds : Large 70m² courtyard with well, 1 x pool 10m x 4m, 1 x pool terrace 120m², 1 x elevated terrace 16m², 1 x covered terrace 15m², ample parking beside the property.

LOCAL TAXES

Taxe foncière: 2950 EUR

NOTES

Practical Information

Amenities: Local supermarket local 3mins, Villeneuve-les-Avignon or Les Angles 10mins, Avignon 20min, Avignon TGV 25mins, 4 airports between 30mins and 1h15 (by car).

Heating : Fireplace, heat/air-conditioning units

Hot Water: 2 x Immersion...