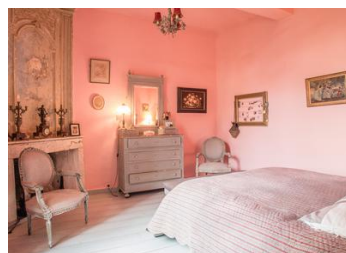
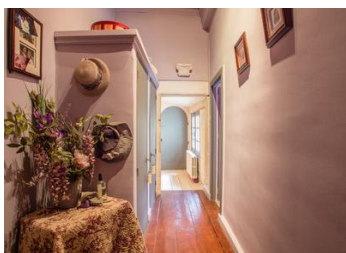


Tarascon, Provence, 15 mins from Saint Remy de Provence and Arles, town centre, magnificent 17th century stone house of 370m + large heated observatory 25m . 7 BRs,...



INFORMATION

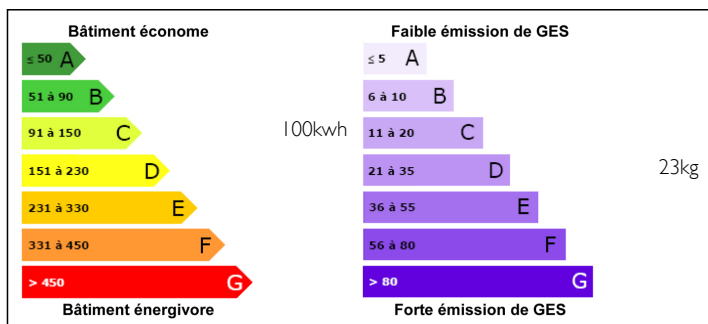
Town:	TARASCON
Department:	Bouches du Rhone
Bed:	7
Bath:	3
Floor:	370 m2
Plot Size:	492 m2



IN BRIEF

Built on the site of a very old convent, aspects of the architecture of the period are still visible, including a huge bathroom with a magnificent pointed vault. Largely renovated in 2004, it is a delightful and charming home in the heart of the city's historic district, close to the Town Hall and many local shops. The "pluses" of this residence include its exceptional general interior and exterior condition, the very pleasant layout of the rooms, the beautiful living room with large fireplace, a very original kitchen, the large observatory, the large interior courtyard with a large Roman-style pool / pool fed by a fountain, the 7 bedrooms, the parental apartment, the proximity of the Town Hall, shops and the market, the garage and free parking close by. This splendid property offers great tranquility while being in the heart of Tarascon. Very surprising due to its location, originality and prestige, this...

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

Detail of Surfaces :

:

Ground floor: Entrance hall 15m², kitchen 17m², living room 45m², dining room 17m², observatory 25m², separate toilet 1.75m², corridors 6m², technical room 17m², garage 26m². In the basement a 45m² filters & pumps room for the swimming pool.

1st Floor: Children's bedroom / office 8m², parental apartment composed of a living room 28.50m², TV room 13.50m², bathroom 7.50m² with WC, bedroom 16m², bathroom 17.50m², dressing 7.50m², storage 3.75m², landing & corridors with storage 21.50m², workshop 18.50m².

2nd Floor: Bedroom 18m², children's room / office 7.50m², bedroom 15m², bedroom 11.50m², bedroom 19.50m², bathroom 8m², separate WC 1.30m², landing & corridors with storage 18m², office 8m², stairway access to the 12m² terrace

Plot: 492m², interior courtyard 300m² divided into two distinct areas - the courtyard in front of the living room, dining room and kitchen approx. 50m² and the garden approx. 250m² with the observatory and the roman style pool with fountain. There is potentially a parking space in the garden as well as a large garage that opens onto the street in front of the house. A large free car park is located 50 metres away.

Practical Information :

Amenities: local supermarket, shops, markets and tourist attractions nearby, 4 airports between 20mins and 1h

Type of Heating & Air Conditioning: twin gas condensing boilers, fireplaces, reversible air-to-air heat pumps

Hot water: gas boilers

Drinking water: city

LOCAL TAXES

Taxe foncière: **2300 EUR**

NOTES