

Substantial villa with caretakers's cottage and swimming pool. Magnificent views over Provençal countryside.



INFORMATION

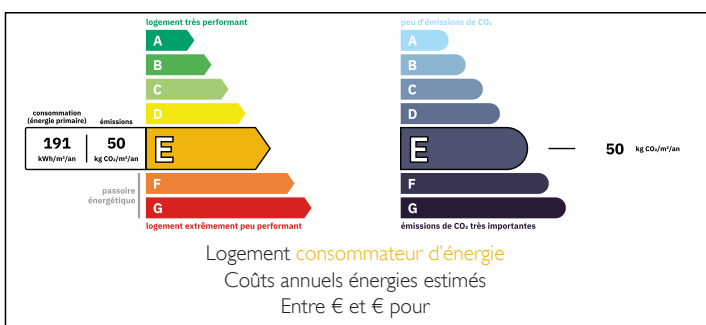
Town:	Beaucaire
Department:	Gard
Bed:	7
Bath:	6
Floor:	272 m2
Plot Size:	1759 m2

IN BRIEF

An award-winning property. Classic Romanesque-style hilltop villa with majestic views over Provence. 6 bedrooms plus private 1 bed cottage. Magnificent family home with huge letting potential can accommodate up to 16 people. Superb pool area. More construction land available. 15 km from Saint-Rémy-de-Provence. Great opportunity - urgent retirement sale.

On the outskirts of the beautiful and historic town of Beaucaire with far-reaching views over the beautiful Provençal countryside, this unique property provides a substantial family home with 6 bedrooms and 5 bathrooms plus a separate 1-bedroom cottage offering many flexible uses for owners or staff. Successfully let throughout the long summer months, this property provides considerable rental income for the current owners.

ENERGY - DPE



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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: 1658 EUR

Taxe habitation: 1983 EUR

NOTES

DESCRIPTION

ABOUT THE PROPERTY.

Set in a commanding position in the hills above Beaucaire and close to the River Rhone, this stunning Romanesque-style villa was built around a circular stone tower with windows dating from 1820. Surrounded by delightful, tranquil gardens and feature Roman colonnades and statues, the property offers sumptuous accommodation in a unique setting.

The villa comprises on the Ground Floor:

Grand entrance hallway with flagstone floor leading to a spacious dining room and circular lounge with baronial fireplace, tiled floors and vaulted ceiling. Family kitchen with a range of modern cabinets, storeroom and utility room.

Bedroom 1, with bathroom and separate WC.

Bedroom 2, with en-suite shower room. This bedroom has an office/sitting area and double doors leading out to the very spacious terrace with lovely views.

Stairs to First Floor:

Tower bedroom, spacious bedroom located within the circular tower offering beautiful south-facing views over the garden on Provencal countryside. Master bedroom, large bedroom with dual arched windows (could be separated in 2 rooms), parquet floor and views over the garden and pool. There are two further spacious bedrooms on the first floor with sloping ceilings, ideal for children. In addition, on the first floor there are three shower rooms two with WC and one separate WC.

Internal staircase from first floor up to the Tower roof terrace with breathtaking 360 degrees countryside views for up to 65 kilometres.

Outside there is a recently restored 1 bedroom self-contained separate cottage which could provide private...