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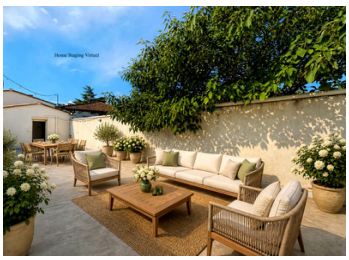
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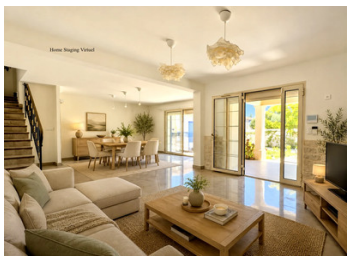
Ref: A47059KS13 Price: 790 000 EUR

agency fees to be paid by the seller

Panoramic Views from 60 m Terrace, Steps from the Historic Centre of Saint-Rémy-de-Provence















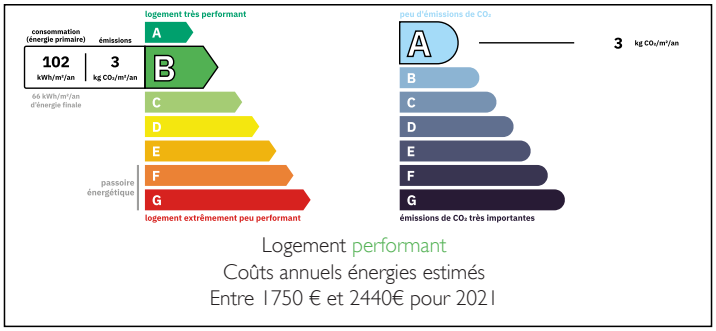
INFORMATION

Town:	Saint-Rémy-de-Provence
Department:	Bouches-du-Rhône
Bed:	3
Bath:	3
Floor:	221 m2
Plot Size:	808 m2

IN BRIEF

Ideally situated just a few minutes' walk from the historic centre, this distinctive and versatile property offers privacy, generous living space and panoramic views towards Mont Ventoux and the Alpilles. Arranged over two levels plus a cellar, it features three bedrooms, an open-plan kitchen/living/dining room opening onto the garden, a second spacious and versatile living room, two en-suite bathrooms and additional shower facilities. Upstairs, a superb 60 m² terrace takes full advantage of the far-reaching views, while a private balcony overlooks the leafy surroundings. The level walled garden features roses, a mature olive tree and irises, with potential for a swimming pool, subject to approval. Further benefits include air conditioning, alarm and irrigation systems, electronic gates, tandem garage and carport. An adaptable home, ideal as a permanent residence or Provençal retreat.

ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 1750 € et 2440€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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LOCAL TAXES

Taxe foncière:	**2167 EUR**

NOTES

DESCRIPTION

The accommodation is arranged over two levels, plus a cellar, with a flexible layout that works particularly well for family life, visiting guests or those looking for dedicated home-working space.

Ground Floor

An attractive entrance portico leads into the house and a welcoming open-plan kitchen/living/dining room, which opens directly onto the garden and provides a relaxed and sociable heart to the home.

Also on this level is a bedroom with en-suite shower room and double vanity, together with a separate WC.

A second spacious living room with wood-burning stove provides an additional area for relaxing or entertaining. With a laundry room/kitchenette and a second shower room with WC and washbasin conveniently located nearby, this part of the house offers excellent flexibility as a family room, guest area or home office, with the potential to create a more independent guest space if desired.

A storage room (débarras) and tandem garage with space for two vehicles complete the ground-floor accommodation.

First Floor

Upstairs are two further bedrooms, both benefiting from their own outdoor space.

One bedroom opens directly onto the impressive approximately 60 m² terrace, a wonderful extension of the living space and an exceptional setting for outdoor dining and entertaining, with panoramic views stretching towards Mont Ventoux and the Alpilles.

The second bedroom enjoys a private balcony overlooking the leafy surroundings, together with an