

1 990 000 €

Contact agency

Styles

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For sale house

15 rooms

Surface : 700 m<sup>2</sup>

Surface of the land : 6417 m<sup>2</sup>

Year of construction : 1750

Features :

POOL, AIR CONDITIONING, Automatic gate

15 bedroom

6 showers

8 parkings

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : E

Document non contractuel



## House 3726 Saint-Rémy-de-Provence

Superb charming property, over 700m<sup>2</sup> (800m<sup>2</sup> total floor area) located between Saint Rémy de Provence, Avignon and Uzès. Close to all amenities: Avignon TGV station, freeways and shops, this property combines charm, comfort and modern volumes. It comprises two parts that can function independently (3 access gates to the property), each with beautifully balanced spaces, distinct atmospheres and gardens. However, the two buildings are interconnected, and circulation/distribution remains fluid within the framework of a single dwelling. The current main gate opens onto a part of the grounds managed as a parking area, set back - but not visible - from the dwellings. An access path leads on one side to the living areas and on the other to the relaxation area: swimming pool, pétanque and nature, always in the spirit of independent spaces. The first house is loft-style, with an incredibly spacious living room, completely open to the greenery through beautiful glass roofs, featuring a large kitchen/dining area and an air-conditioned living room, a scullery and a hallway leading to a toilet, an air-conditioned suite and a shower room. Crossing the living area, we reach a beautiful library, then a hallway leading to a bedroom, a shower room, wc and another very large bedroom with rare volumes. This is followed by a games room with billiard table (with separate entrance), then the entrance to the second part of the house, with access to the large living room and its scullery/laundry room. The



potential in terms of its ideal "à la carte" layout, its character and its location close to all the region's highlights: the Pont du Gard, Uzès, the Palais des Papes, the Alpilles...

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Fees and charges :

1 990 000 € fees included