

## Price on request

### Contact agency

L'agence de Saint Rémy

43, bd Victor Hugo

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### For sale property

6 rooms

Surface : 300 m<sup>2</sup>

Surface of the living : 65 m<sup>2</sup>

Surface of the land : 4865 m<sup>2</sup>

Year of construction : 1980 rénovation

2019

Exposition : Sud

View : Campagne

Hot water : Chaudière et Electrique

Inner condition : excellent

External condition : GOOD

Couverture : tiling

### Features :

2 forages , adoucisseur, Piscine 10X5

Prof: 1,1 à 1,8,, Au sel, chauffée PAC, Alu double vitrage SP10, Jacuzzi, central vacuum, Jardin clos et éclairé, Arrosage auto & goutte à..., Fibre, alarme périférique..., CRAWL

5 bedroom

2 terraces

1 bathroom

3 showers

6 WC

Document non contractuel

1 garage



## Property 672s Saint-Rémy-de-Provence

Property in the countryside, not isolated, just enough to offer calm just 3 km from the center of Maillane. In a green park 10 minutes from Saint-Rémy-de-Provence and 15 minutes from Avignon TGV station. This property, completely renovated with quality materials and high-end services, lacks nothing: softener, centralized vacuum, underfloor heating, reversible air conditioning... The house offers 320 m<sup>2</sup> of living space plus annexes and a garage for a total of 410 m<sup>2</sup>. Functional and on one level from the entrance, it impresses with its volumes and finishes. The "Wouah" living room offers superb volume, with a cloakroom, a custom-designed library area, a lounge and a dining room. The high ceilings and the south-facing bay windows opening onto a terrace with triple bioclimatic trellis allow you to enjoy the outdoors all year round. The high-end Bulthaup kitchen is equipped with high-performance household appliances (steam oven, wine cellar, etc.) from prestigious brands such as Gaggenau, Miele, Novy. Spacious and elegant, with a large island, it leaves enough room to accommodate a beautiful table. The house also includes a laundry/pantry area, guest toilets , two en-suite bedrooms , each with shower room and toilet, an independent dressing room , and a master suite with its own dressing area and bathroom (bath, shower and bathroom). Upstairs , an oak walkway with wrought iron railing leads to a large office with storage. The

magnificent fully landscaped and enclosed garden (walls and rigid fence lined with



large covered terrace that can accommodate a large table or friends, toilets and a shower. Two garden sheds complete the equipment. The plus: an outbuilding , cabin style at the bottom of the garden under the umbrella pines, in fact a real solid construction, double insulation and wooden cladding, composed of a bedroom and a shower room with toilet. Finally, lovers of beautiful cars will be delighted with a double tiled garage with electric door communicating with the house via a

covered glass walkway, a carport that can accommodate up to 4 vehicles, and parking. The owners have sought quality and comfort, and you will be seduced by the charm of the house with contemporary flavors and the vast Zen garden. This property deserves to be discovered and will surprise you.

Fees and charges :