

1 600 000 €

Contact agency

L'agence de Saint Rémy

43, bd Victor Hugo

13210 Saint-Rémy-de-Provence

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For sale house

Surface : 450 m²

Year of construction : 1850

Exposition : Sud

View : Campagne

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

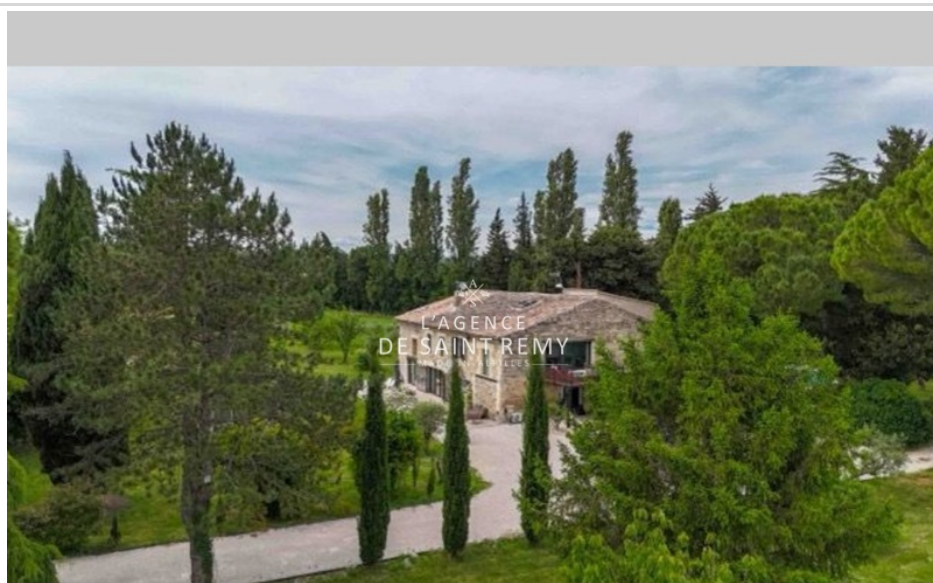
Couverture : tiling

Features :

DRILLING, Free form pool, Menuiserie double vitrage, Jardin clos & arboré., Automatic gate

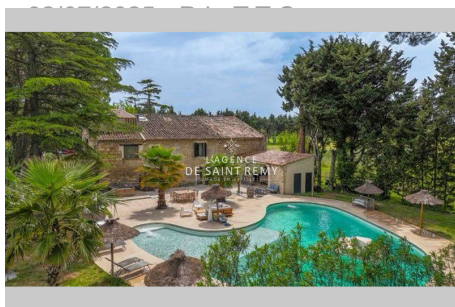
9 bedroom

Document non contractuel



House 622s Rognonas

The Saint Rémy agency offers for sale this superb stone farmhouse, fully restored from floor to ceiling, located in the countryside, just 5 minutes from Avignon TGV, 10 minutes from Villeneuve-lès-Avignon, 20 minutes from Saint-Rémy-de-Provence and at the gateway to the charming village of Barbantane. For this property, as soon as you open the gate, the charm works: the beautiful exposed stone facade is revealed, while, more discreetly tucked away at the back, the pool area holds a pleasant surprise, inviting you to relax in the shade of a palm tree. Combining authenticity and contemporary comfort, this property offers approximately 430 m² of living space, including a main residence of 280 m² as well as two independent T3 apartments of 70 m² and 75 m², all nestled in a landscaped park of 4,000 m² without any vis-à-vis, with a lagoon pool, pool house and high-end services. A bright, functional and warm interior Main house: The farmhouse 280 m² On the ground floor: 52 m² cathedral lounge with wood stove, large bay windows, heated and cooled travertine Equipped kitchen opening onto terrace and pool area Dining room open to the living room of 30 m² Master suite on the ground floor of 35 m² with dressing room and bathroom (bathtub, Italian shower, double sink) Laundry room , guest toilet Upstairs: 3 additional bedrooms 1 bathroom, separate WC 1 large dressing room On the top floor , 1 attic room that can be converted into a bedroom or office Independent apartments, rental income or guest



Provence This farmhouse combines old-world charm, generous volumes, an exceptional natural environment and strong rental or family potential. Ideal for a primary residence, a vacation home or a tourist reception project, this unique property is just waiting for you.

Fees and charges :

1 600 000 € agency fees 4,00% à the responsibility of the buyer included

