



SUBSTANTIAL VILLA WITH CARETAKERS'S  
COTTAGE AND SWIMMING POOL. MAGNIFICENT  
VIEWS OVER PROVENÇAL COUNTRYSIDE.

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OVER PROVENÇAL COU...



PROPERTY FACT FILE	
REFERENCE	88152RSI30
PRICE	€ 972,000 £ 804,427* *agency fees to be paid by the seller
BEDROOM	7
BATHROOM	6
ACCOMMODATION	272 m <sup>2</sup>
LAND	1759 m <sup>2</sup>
TOWN	Beaucaire
DEPARTMENT	Gard
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage
*Price based on current exchange rate which is subject to change	



- Unique character property
- Excellent established rental income
- Private and calm
- Urgent retirement sale
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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

## DESCRIPTIF

### 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 ther

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/88152RSI30>

COMPLETE FILE AND PHOTO ON REQUEST



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## ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

## NOTICE

Leggetts, their client and any joint agents give notice that:

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf :88152RSI30  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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