LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



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

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







PROPERTY FACT FILE

REFERENCE	88152RSI30
PRICE	€ 895,000 £ 0* *agency fees to be paid by the seller
BEDROOM	7
BATHROOM	6
ACCOMMODATION	272 m²
LAND	1759 m²
TOWN	Beaucaire
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Private drainage, Garage

*Price based on current exchange rate which is subject to change



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



DESCRIPTION

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

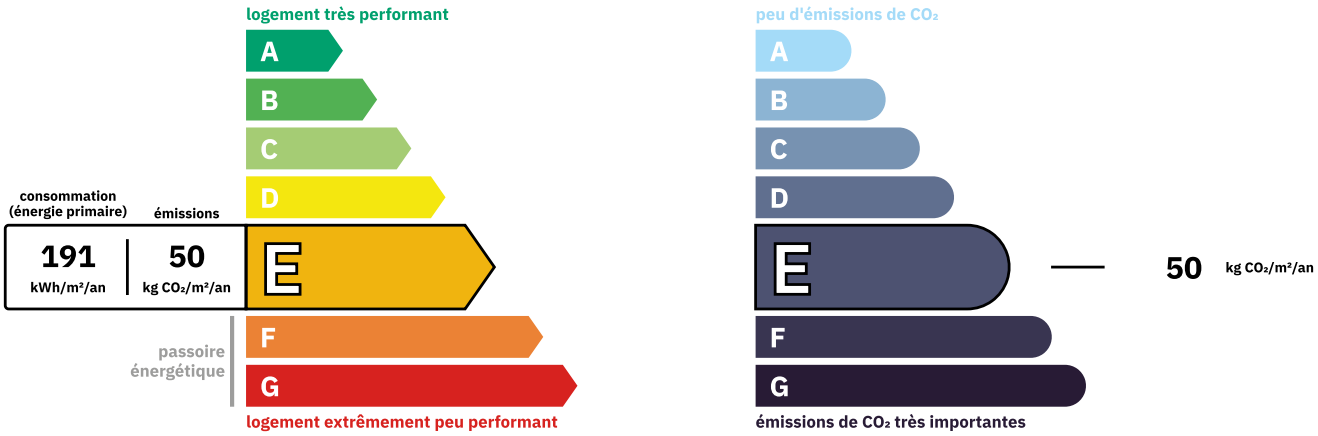
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between € and € for

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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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