



PROVENCE: RENOVATED FARMHOUSE WITH
TOWER SHAPED PIGEON HOUSE --- NEW POOL
--- IDEAL FOR BED & BREAKFAST

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PROPERTY FACT FILE	
REFERENCE	AI1432
PRICE	€ 950,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	9
BATHROOM	8
ACCOMMODATION	439 m ²
LAND	1626 m ²
TOWN	Saint-Laurent-du-Verdon
DEPARTMENT	
LOCATION	Village property
TYPE	Gîtes
CONDITION	
FEATURES	Mains Drains, Private parking, Barns - outbuildings
<small>*Price based on current exchange rate which is subject to change</small>	



- great business potential
- renovated
- little land, focus on b&b
- licence for alcohol
- turnkey; comes with most furniture

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This renovated ancient farm is the realisation of your Provencal dream.

A newly constructed pool area (March 2024) with a pool of 7 x 3 m completes the dream.

DESCRIPTIF

Old farm of Haute-Provence with its tower-shaped pigeon house, entirely restored dating from the XVIIth century, located in the Verdon Nature Park.

Saint-Laurent du Verdon is situated 1H15 from the airport of Marseille Provence and 1H from the TGV station Aix / Marseille

The old farmhouse is at the edge of a very quiet agricultural village (40 inhabitants) with many fields and 800 m from the lake and the Verdon river.

It is organised around a few farms and its castle, of which the interior has been transformed into 18 holiday apartments.

The lake of Saint-Laurent (1,5km) has a shaded beach with boat rentals and a snack bar during the summer months.

Facing south-east, north-west, it overlooks on one side the countryside planted with olive trees and on the other side the adjoining castle. The whole constitutes an imbrication of terraces, small courtyards and gardens which contribute to the charm of the place.

Old stone building with a total surface area of 439m² including one floor.

The house has 15 rooms including 9 bedrooms with bathrooms (8). In the same building, there is a residential part of 291m² and a Maison d'Hôtes part of 161m² comprising a 60m² gîte rural and 5 chambres d'Hôtes, which is in fact the maximum allocation of chambres d'hôtes for a B&B under French law.

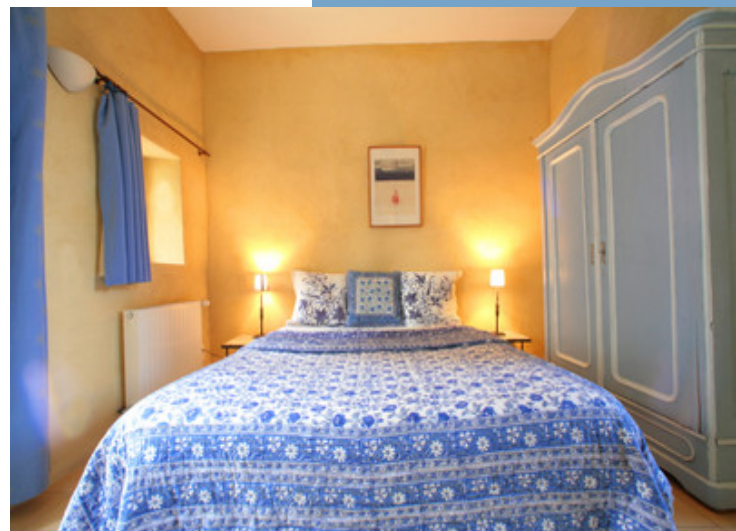
Each guest room and the gîte have independent access from the outside. The gîte - chambres d'Hôtes and the private house have been organised independently to respect privacy.

The house co

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/AI1432>

COMPLETE FILE AND PHOTO ON REQUEST



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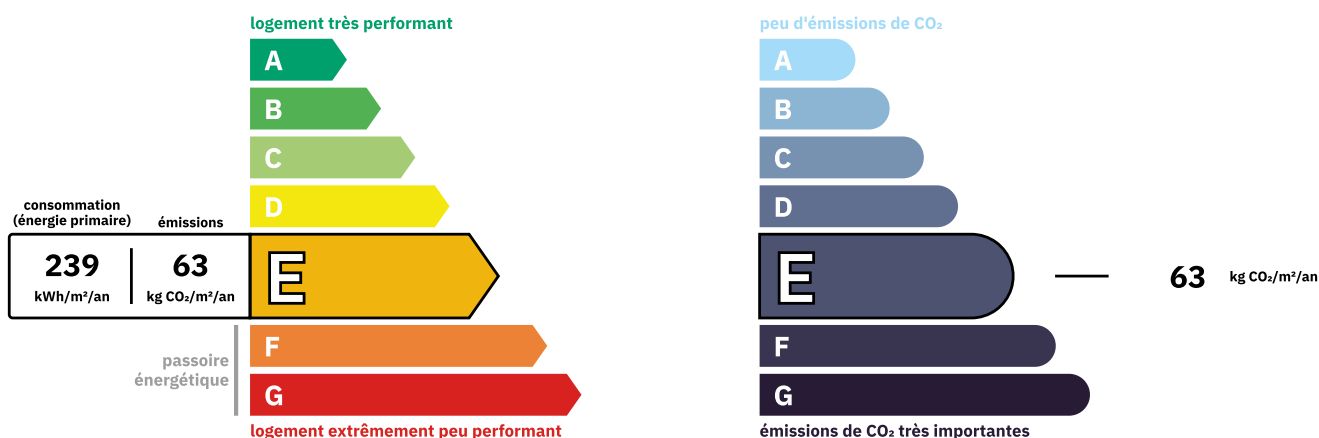
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

PROVENCE: RENOVATED
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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/>



Property **Energy consuming**
Estimated annual energy costs
between 7520 € and 10220€ for 2021

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CONTACT

Réf : AI I432
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AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr