



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

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



PROPERTY FACT FILE	
REFERENCE	AI1432
PRICE	€ 999,000 £ 0* *agency fees to be paid by the seller
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
*Price based on current exchange rate which is subject to change	



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

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

Ref : AI 1432

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.

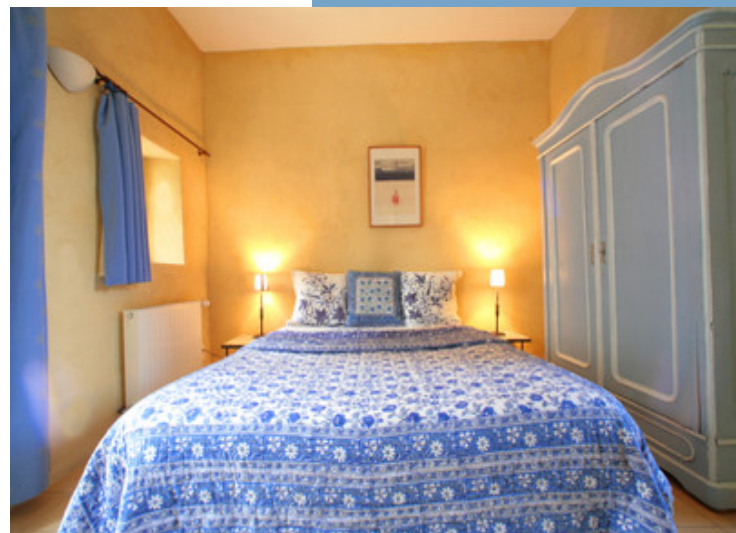
Each guest room and the gîte have independent access from the outside. The gîte - chambres d'Hôtes and the private house have been organised independently to respect privacy.

The house co

More Online :

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

[COMPLETE FILE AND PHOTO ON REQUEST](#)

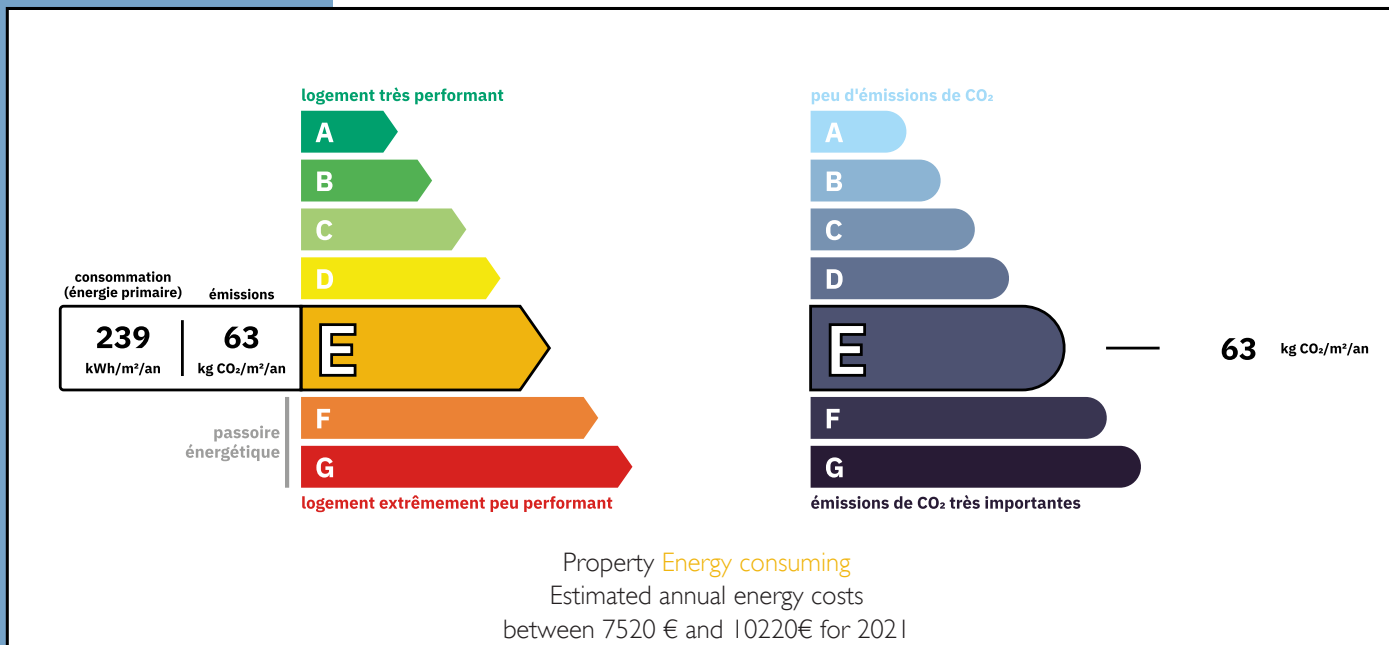


PROVENCE: RENOVATED
FARMHOUSE WITH TOWER
SHAPED PIGEON HOUSE ---
NEW POOL --- IDEAL FOR
BED & BREA...

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

Ref : AI 1432

ENERGIE-DPE



NOTICE

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

1: Quoted prices are subject to fluctuations in exchange rates. 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 : AI 1432
FILE COMPLETE
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