LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



HEART OF PROVENCE, A UNIQUE 430M² RENOVATED MAS (10 BEDS), WHERE NATURE IS EVER-PRESENT ACROSS A WOODED ACRE

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

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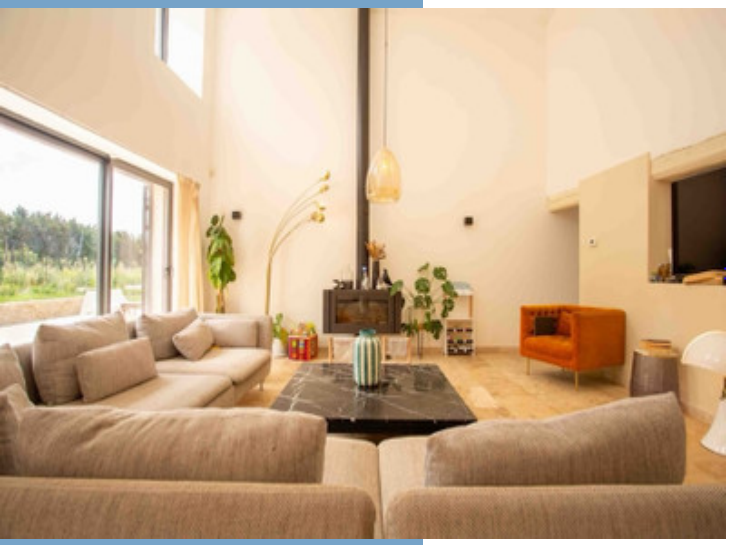




PROPERTY FACT FILE

REFERENCE	A38819DPE13
PRICE	€ 1,400,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (1 330 000 EUR hors honoraires)
BEDROOM	10
BATHROOM	4
ACCOMMODATION	430 m²
LAND	4000 m²
TOWN	Rognonas
DEPARTMENT	
LOCATION	0-2KM to amenities
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Private drainage, Private parking, High speed internet

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





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- A truly exceptional Mas in Provence
- Quiet, green environment covering 4,000 m²
- Completely redesigned and renovated between 2021 a
- 2 Aparts for profitability or guest accommodation
- 5 minutes from Avignon TGV station

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In the heart of Provence lies a unique location. Here, nature is ever-present: 4,000 m² of landscaped grounds planted with olive trees, pines and palms trees in a warm, peaceful and green setting... with no neighbours.



DESCRIPTION

Ideally located between Rognonas and Barbentane, but away from the tourist hustle and bustle, this exceptional stone farmhouse embodies Provençal elegance between the Durance and Rhône rivers. Every detail has been designed to combine comfort and refinement. Its generous proportions and spectacular reception room open wide onto the Provence of your dreams, isjust 5 minutes from the Barbentane Golf Club, a 6-hole course accessible to beginners and experienced players alike, ideal for improving your game, 7 minutes from Avignon TGV, 20 minutes from Saint-Rémy-de-Provence and 50 minutes from Marseille Airport.



Located between Rognonas and Barbentane, the former being known for its spectacular traditional festivals (carreto ramado) and religious heritage (Saint-Pierre church), it offers a peaceful setting between nature and agriculture. Barbentane is better known for its rich historical heritage (baroque castle, medieval tower, troglodyte dwellings), its medieval charm offering elegant streets, typical architecture and remains dating from the Middle Ages to the ancient ramparts. A Provençal culture with its culinary traditions still alive today.

Surface area details:
- Main house (10 rooms - 6 bedrooms) = 254 m²
--> Ground floor: • 9 m² glass-roofed entrance hall; 52 m² cathedral-ceilinged living room; 30 m² fitted kitchen and dining room; Master suite 35 m² with dressing room and bathroom (double sink, bathtub & walk-in shower); Laundry room 9 m²; Guest WC
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More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A38819DPE13

COMPLETE FILE AND PHOTO ON REQUEST

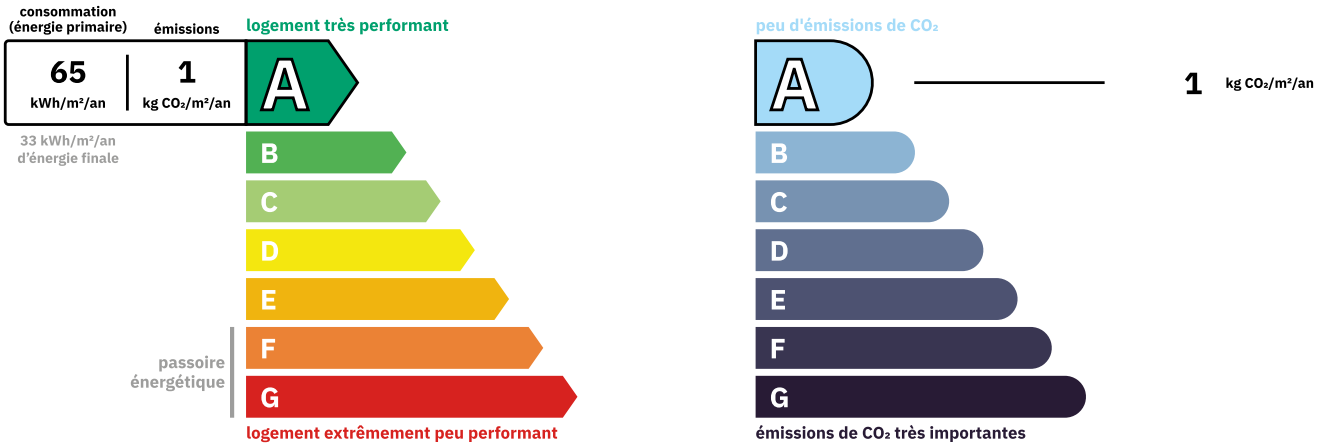
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Very efficient
Estimated annual energy costs
between 1580 € and 2210€ for 2023

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 :A38819DPE13
FILE COMPLETE AND PHOTOS ON REQUEST

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