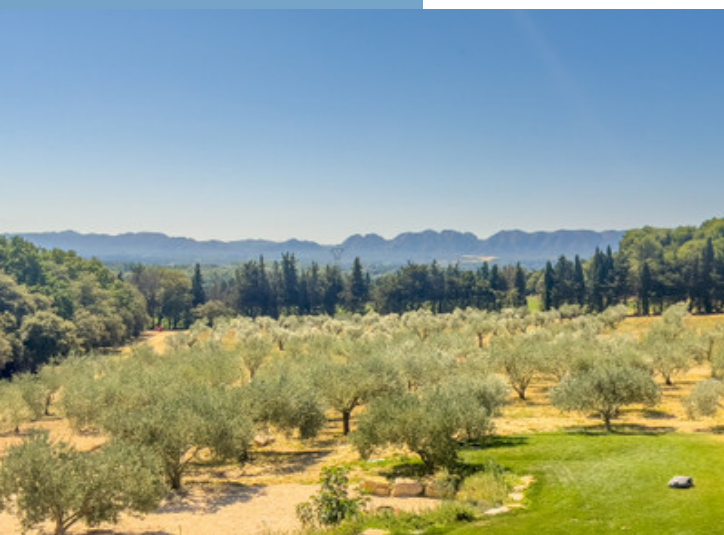
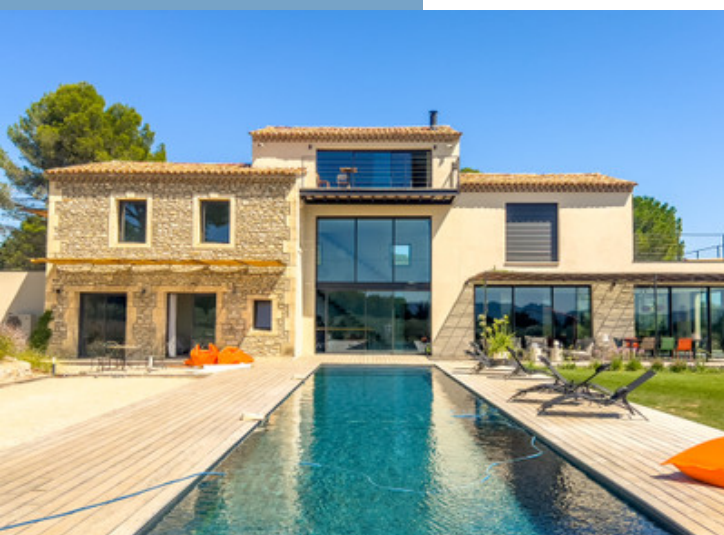




IN THE HEART OF PROVENCE LIES A UNIQUE
480M PROPERTY, WHERE NATURE IS
EVER-PRESENT ACROSS A PEACEFUL 9 ACRES

IN THE HEART OF
PROVENCE LIES A UNIQUE
480M PROPERTY, WHERE
NATURE IS EVER-PRESENT
ACROSS A PEACEFUL...



PROPERTY FACT FILE	
REFERENCE	A38941DPE13
PRICE	€ 3,500,000 £ 0* *agency fees to be paid by the seller
BEDROOM	7
BATHROOM	5
ACCOMMODATION	480 m ²
LAND	33000 m ²
TOWN	Noves
DEPARTMENT	
LOCATION	
TYPE	
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Detached
*Price based on current exchange rate which is subject to change	



- A truly exceptional property
- An unexpected location in the heart of Provence
- A lifestyle combining luxury and authenticity
- The land of Nostradamus in all its splendour
- 10 minutes from Saint-Rémy-de-Provence

IN THE HEART OF
PROVENCE LIES A
UNIQUE 480M PROPERTY,
WHERE NATURE IS
EVER-PRESENT ACROSS A
PEACEFUL...

Ref : A38941DPE13

In the heart of Provence lies a unique property. Here, nature is ever-present: 9 acres of unspoilt land, 350 olive trees, pine trees, oak trees and a 360° panorama of the Alpilles mountains range and Mont Ventoux.

DESCRIPTIF

An extraordinary property embodying Provençal elegance, just a stone's throw from the Alpilles. Every detail has been designed to combine comfort and refinement. Its generous spaces and spectacular reception room open wide onto the Provence of your dreams, just 10 minutes from Saint-Rémy-de-Provence and 22 minutes from Avignon and its TGV station, 50mn from Marseille airport.

The Paluds-de-Noves area offers the perfect balance between Provençal authenticity and accessibility. Here, the unspoilt countryside, with its olive groves and endless panoramas, rubs shoulders with iconic villages rich in markets, art galleries and charming restaurants. An ideal location offering a peaceful environment and a relaxed lifestyle, while remaining close to the region's major roads and iconic sites. Here, every day is an invitation to enjoy the light, the calm and the breathtaking landscapes, from the Luberon to the Alpilles.

Details of the surface areas for the lots included in the price:

- Main House = □ 358 m²

--> Ground floor: Living room with open kitchen 140 m²; Terrace 70 m²; Bedroom 2 - 22 m² + terrace 13 m² + en-suite shower room and dressing room 13 m²; Guest toilet 3 m²; Laundry room/utility room 10 m²

--> First floor: Master bedroom 20 m² + terrace 37 m² + en-suite dressing room 9 m² + shower room 10 m²; Bedroom 3 - 20 m² + terrace 55 m² + en-suite shower room and dressing room 9 m²; Office/bedroom - 28 m²; Toilet 3 m²; Corridor 19 m²

--> 2nd floor: Bedroom 4

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A38941DPE13>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

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

IN THE HEART OF PROVENCE
LIES A UNIQUE 480M
PROPERTY, WHERE NATURE IS
EVER-PRESENT ACROSS A
PEACEFUL...

Ref : A3894IDPEI3

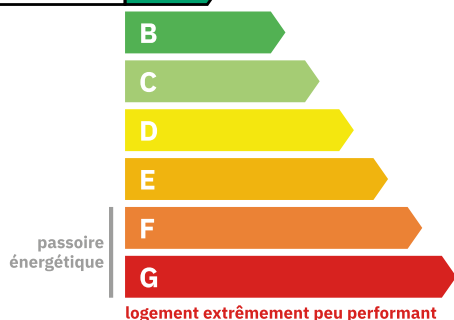
ENERGIE-DPE

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

consommation (énergie primaire) émissions logement très performant

69 | **2**
kWh/m²/an | kg CO₂/m²/an

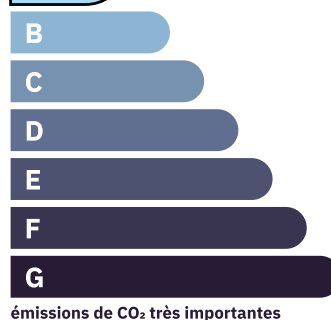
30 kWh/m²/an
d'énergie finale



peu d'émissions de CO₂

A

2 kg CO₂/m²/an



Property **Very efficient**

Estimated annual energy costs
between 1820 € and 2530€ for 2021

NOTICE

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

I: 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 : A3894IDPEI3
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