

LEGGETT PRESTIGE

LUXURY PROPERTY AND REAL ESTATE IN FRANCE



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

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DESCRIPTION

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. On the outskirts of Beaucaire with far-reaching views over the beautiful Provencal countryside, this unique property provides a substantial family home with 6 bedrooms and 5 bathrooms plus a separate 1 bedroom cottage offering flexible use for owners or staff. Successfully let throughout the long summer months, this property provides considerable rental income for the current owners. [To view more photos click here.](#)



PROPERTY FACT FILE

REFERENCE	88152RSI30
PRICE	€ 1,161,000 £ 997,821*
BEDROOM	7
BATHROOM	6
ACCOMMODATION	272 m²
LAND	1759 m² - 0.1759ha
TOWN	Saint-Rémy-de-Provence
DEPARTMENT	Bouches_du_Rhone
LOCATION	0-2KM to amenities
TYPE	Gite, Bed and Breakfast,
CONDITION	Excellent condition, ,
FEATURES	Electricity on site, Garage, Barns / outbuildings
APPELLATION	
CEPAGES	, , ...
VINEYARD TYPE	, ,
VINEYARD CONDITION	, ,
VINEYARD FEATURES	, ,
WINE PRODUCED	, ,
PLANTED VINES	m² - 0ha

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

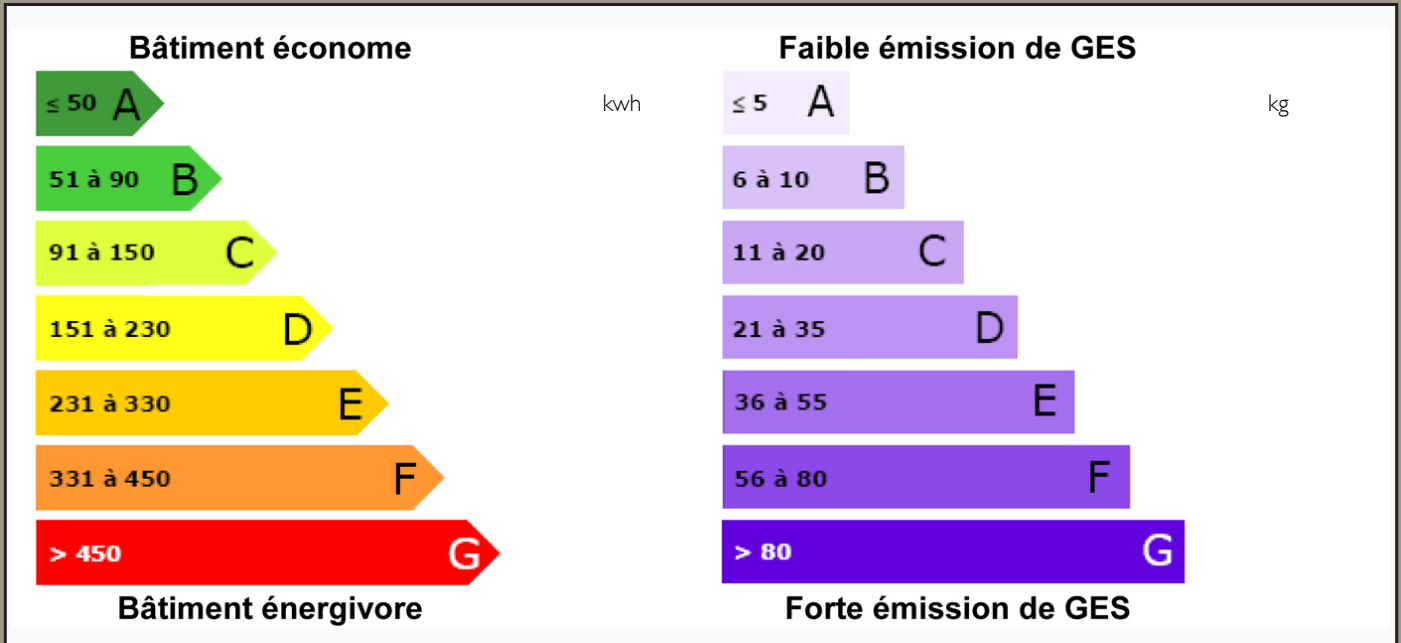
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ABOUT THE PROPERTY. Set in a commanding position in the hills above Beaucaire and close to the River Rhone, this stunning Romanesque-style villa was built around a circular stone tower with windows dating from 1820. Surrounded by delightful, tranquil 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 double doors leading out to the very spacious terrace. Stairs to First Floor: Tower bedroom, spacious bedroom located within the circular tower offering beautiful south-facing views over the garden on Provençal 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 to the Tower terrace with breathtaking 360 degree countryside views. Outside there is a recently restored 1 bedroom self-contained separate cottage which could provide private and comfortable accommodation for the property owner or staff whilst the main house is let. This cottage has a covered terrace and a private entrance. The gardens are planted with mature aromatic shrubs, olive and palm trees and there is a delightful pond garden filled with Roman artefacts and offering a tranquil and relaxing area in which to unwind. The circular swimming pool (50 m²) continues the Roman theme with a colonnaded sun terrace, summer kitchen and covered relaxation lounge. There is an additional outdoor dining terrace adjacent to the main house offering a relaxing shaded area to entertain family and friends. The garden is private, fully enclosed by high walls and gated entrance and access is by impressive electronically-controlled gates giving you privacy and a feeling of exclusivity. The property is not overlooked by, nor does it overlook, any other properties. There are 2 garages beneath the main house and a separate double car port and pool house. **ABOUT THE LOCAL AREA:** Beaucaire is an historic town with its' castle and historic centre overlooking the beautiful River Rhone. It is a vibrant place offering a wealth of shops, restaurants, bars, schools and medical facilities. There is a twice-weekly market all year round providing high quality, locally grown fresh produce. The mainline railway station provides easy access to Avignon (10 minutes) from where you can board the TGV and reach Paris in just 3.5 hours. The beautiful Alpilles mountains are close by and the pretty coastal towns of the Camargue can be reached in under an hour. Many European and international cities are served by low-cost airlines from Nimes (23 km), Marseilles, Montpellier, Beziers and Carcassonne. This property could be sold furnished. More construction land available next to the property (1 300 m²). ----- Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>



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ENERGY-DPE



IMPORTANT-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-DETAILS

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