



IDYLLIC PROVENÇAL FAMILY FARMHOUSE WITH
POOL, TENNIS COURT, TIMELESS CHARM, AND
WALKABLE VILLAGE LOCATION.

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FAMILY FARMHOUSE WITH
POOL, TENNIS COURT,
TIMELESS CHARM, AND
WALKABLE VILLAGE LO...



PROPERTY FACT FILE	
REFERENCE	A34387EIB84
PRICE	€ 795,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	6
BATHROOM	2
ACCOMMODATION	365 m ²
LAND	12811 m ²
TOWN	Caderousse
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- Large garden with swimming pool and tennis court
- Traditionally restored with taste, exposed stone
- Spacious rooms throughout
- Quiet and private location
- Near A7 et A9 Orange and 4 km from shopping center

IDYLLIC PROVENÇAL
FAMILY FARMHOUSE
WITH POOL, TENNIS
COURT, TIMELESS
CHARM, AND WALKABLE
VILLAGE LO...

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Rare opportunity: authentic 365 m² Provençal farmhouse (mas), beautifully restored with exposed stone, original beams, and traditional tiles. South-facing and filled with natural light.

Set on over 1.2 hectares of flat, landscaped grounds with mature trees:

DESCRIPTIF

Welcome to the Good Life in Provence!

This beautifully restored 6-bedroom Provençal farmhouse (mas) offers the perfect blend of charm, space, and comfort—ideal for a family home or luxurious vacation retreat.

Ground Floor:

Step into a spacious, fully equipped kitchen, centered around an antique oak table that seats 16+. A pantry/laundry/utility room adds practical convenience. Two elegant living areas—one with a built-in library, the other a formal salon with fireplace—offer the perfect spots to relax or entertain. A guest powder room completes this level.

First Floor:

A bright landing (ideal as an office or reading nook) leads to four sunny bedrooms with closets (20/12/12/20 m²), a recently renovated bathroom with walk-in shower, and a separate WC. One of the larger bedrooms opens onto a private terrace, and hallway built-ins add smart storage.

Second Floor:

Two spacious bedrooms, including one with an ensuite bath and closet (20 m²), and a flexible 40 m² room with panoramic views—perfect for a gym, playroom, or studio.

Outdoor Living:

Set on over 3 acres of flat land, with mature olive and cypress trees, this property offers a 12 x 6 m pool, tennis court, large sunny terrace, and lush lawns—perfect for family fun and outdoor entertaining.

Also included: a 25 m² garage, covered parking for 3, and a 33 m² atelier space.

Ideal Location in the Heart of Provence - Easily Accessible

--5 minutes from the village of Caderousse, offering local shops, including

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A34387EIB84>

COMPLETE FILE AND PHOTO ON REQUEST



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

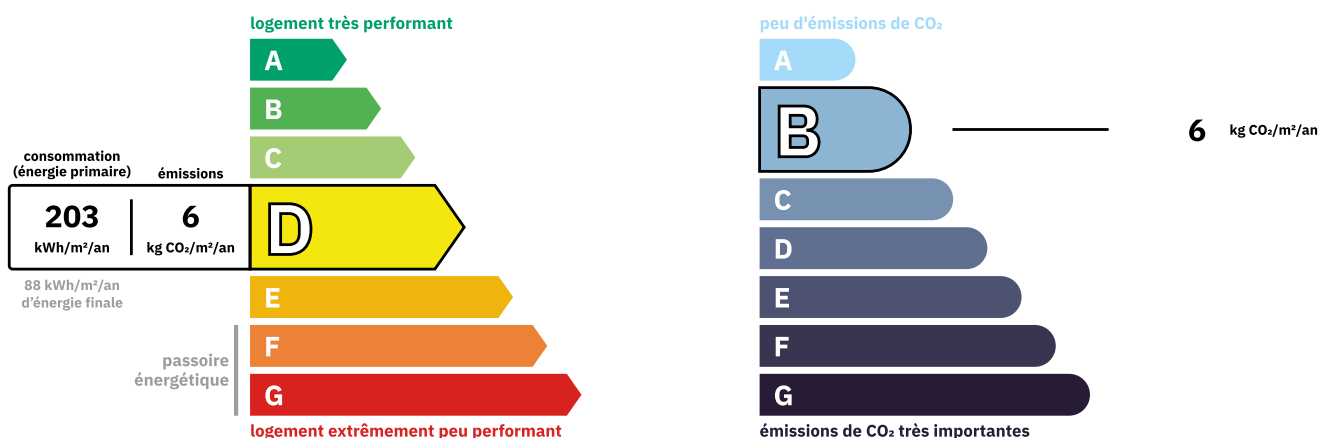
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ENERGIE-DPE

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



Property **Poorly efficient**
Estimated annual energy costs
between 4860 € and 6630€ for 2021

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.

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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

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AND PHOTOS
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