LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



EXCEPTIONAL FARMHOUSE-STYLE VILLAGE HOUSE WITH HEATED POOL IN THE CENTRE OF EYGALIÈRES

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PROPERTY FACT FILE

REFERENCE	A42782KS13
PRICE	€ 1,975,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	4
ACCOMMODATION	142 m²
LAND	353 m²
TOWN	Eygalières
DEPARTMENT	
LOCATION	Close to golf course
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Swimming Pool, Private parking, Close to golf course

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

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- Prime village location in the heart of Eygalières
- Heated pool, terrace, landscaped garden & parking
- Provençal style with high-end finishes
- Energy-efficient AA rating - modern comfort
- Ideal as main residence, second home or investment

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In the heart of Eygalières, this exquisitely crafted "mas" offers refined Provençal living just steps from charming cafés, restaurants, artisan food shops, and the weekly market. Completed in 2021, the property seamlessly blends traditional character, including exposed beams and classic wood-and-plaster ceilings, with contemporary comfort,



DESCRIPTION

Karen Stride of Leggett International Immobilier presents this exceptional village house featuring refined natural materials, where elegance, comfort and high-end finishes blend in perfect harmony.

In the heart of Eygalières, this elegant residence of approximately 150 sqm was completed just five years ago. Conceived in the spirit of a traditional Provençal mas, it combines timeless architectural authenticity with contemporary comfort and carefully selected natural materials.

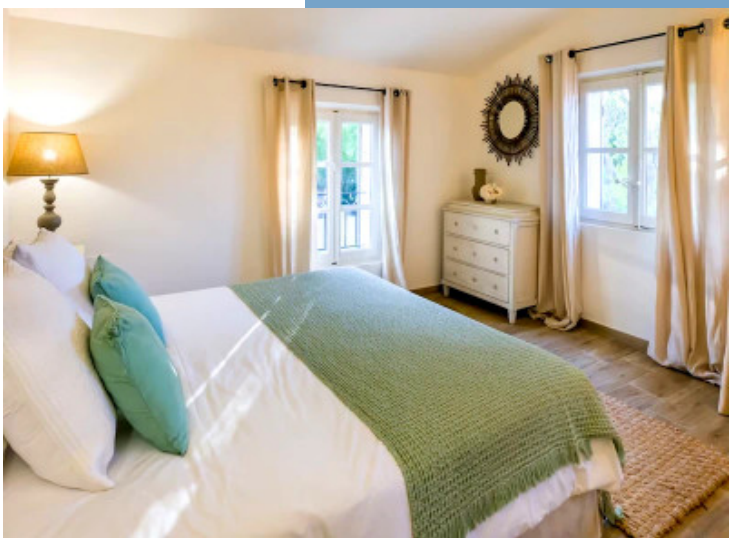
A spacious terrace and landscaped garden frame the stone façade. A vine-covered pergola, heated swimming pool (9.5 x 3m), and thoughtfully designed garden lighting create an intimate, tranquil environment - a rare sanctuary in the heart of the village.

Life here unfolds entirely on foot: cafés, renowned restaurants, artisan shops and the weekly market are moments away, offering an enviable village lifestyle that blends vibrancy with discretion and privacy.

The ground floor opens into a generous open-plan living space designed for effortless indoor–outdoor living. The bespoke kitchen, centred around a generous island, flows seamlessly into the dining and living areas, all extending onto the terrace, garden, and pool. Exposed beams and traditional wood-and-plaster ceilings lend authentic Provençal character, while modern amenities, including air conditioning, ensure year-round comfort.

The kitchen is a true focal point of the home — crafted with high-quality finishes in a style that is both a...





More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A42782KS13

COMPLETE FILE AND PHOTO ON REQUEST

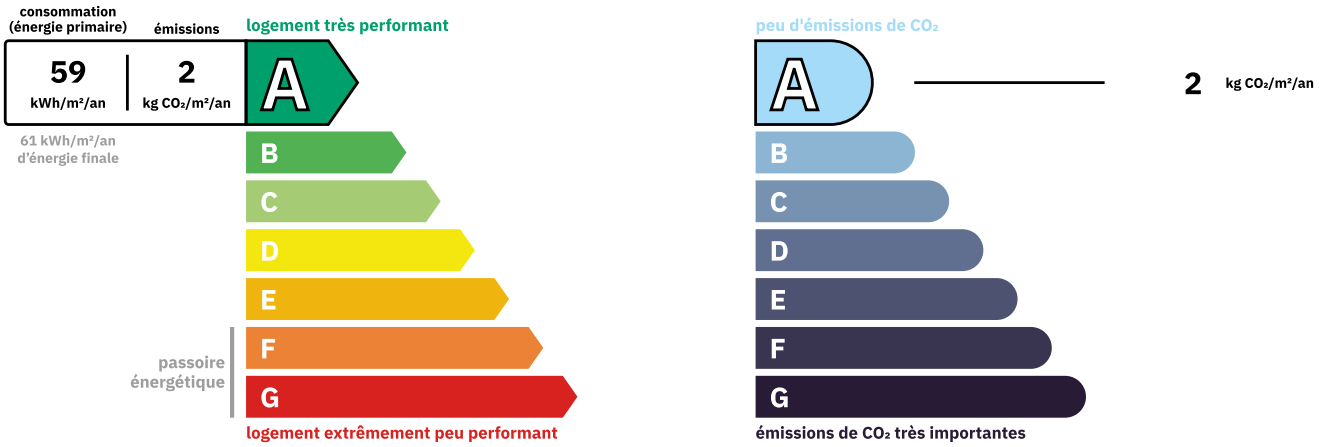
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Very efficient
Estimated annual energy costs
between 677 € and 917€ for 2021

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 :A42782KS13

FILE COMPLETE AND PHOTOS ON REQUEST

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