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Character Villa With Panoramic Views Of The Alpilles, Eyragues

Eyragues , Bouches-du-Rhône , Provence-Alpes-Cote-d'Azur



€1,475,000

inc. of agency fees

5 Beds 260 sqm 0.5 ha

Perched on the heights of Eyragues, just minutes from Saint-Rémy-de-Provence, this charming 260 m² villa offers an idyllic Provençal...

At a Glance

Reference MFH-EMV86050525

Near to Eyragues

Price €1,475,000

Bed 5

Pool Yes

Hab.Space 260 sqm

Land 0.5 ha

Land Tax N/A

Property Description

Perched on the heights of Eyragues, just minutes from Saint-Rémy-de-Provence, this charming 260 m² villa offers an idyllic Provençal lifestyle with breathtaking panoramic views of the Alpilles.

Set on a beautifully landscaped plot of over 5,000 m², the property perfectly combines space, natural light, and privacy. From the moment you enter, an inviting hallway sets the tone for this refined and comfortable home. The sun-drenched south-facing living room, with its large bay windows, provides a serene atmosphere for relaxation, seamlessly flowing into the elegant dining area—ideal for entertaining.

An adjoining room, easily adaptable as a TV lounge or guest bedroom, benefits from its own bathroom complete with walk-in shower, bathtub, and toilet. The fully equipped kitchen includes a casual dining area and direct access to the adjoining garage.

Also on the ground floor are two independent suites, each with their own shower room and toilet, opening directly onto the terrace and pool—offering complete privacy and autonomy for guests.

Upstairs, the family sleeping quarters feature three additional bedrooms: two with private en-suite shower rooms, and a third with access to a shared bathroom. Two separate toilets complete this level.

Outside, the landscaped garden reveals several covered terraces and a welcoming pool house—perfect for al fresco dining. The heated swimming pool, bordered by a sun deck, invites you to unwind and enjoy the Provençal sunshine. A dedicated technical room, carport, and ample parking complete the outdoor amenities.

Designed for modern living, the villa is equipped with ducted reversible air conditioning via heat pump, dual water supply (private borehole and mains), autonomous sanitation, automatic

irrigation system, and an electric pool cover.

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

Summary

Property type:	House
Bedrooms:	5
Price	€1,475,000

Key Information

Internal Area: 260 sqm

Land Area: 0.5 ha

Property Features:

- Air-conditioning

Swimming Pool? Yes

Has Air
Conditioning? Yes

Location: Provence-Alpes-Cote-d'Azur



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S. and L. BROWN



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