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## Luxury 7 bed House for sale in Vaucluse area of Provence

Saint-Rémy-de-Provence , Bouches-du-Rhône , Provence-Alpes-Cote d'Azur



# €1,325,000

inc. of agency fees

7 Beds      340 sqm      0.25 ha

In the heart of a charming village close to the Alpilles and Saint Rémy de Provence. The property nestles in a small quiet area, sheltered from prying eyes and offers a superb wooded park of 2500m2...

### At a Glance

**Reference** MFH-VAU58264  
**Bed** 7  
**Land** 0.25 ha

**Near to** Saint-Rémy-de-Provence  
**Pool** No

**Price** €1,325,000  
**Hab.Space** 340 sqm  
**Land Tax** N/A

### Property Description

In the heart of a charming village close to the Alpilles and Saint Rémy de Provence. The property nestles in a small quiet area, sheltered from prying eyes and offers a superb wooded park of 2500m2 with a 5 x 10 meter swimming pool (with electrolysis). The renovation dates from 2017, in very good taste by an architect, respects the local and sober style on the 340m2 of living space. On the ground floor, you will find 2 superb

charming living rooms totaling 63m<sup>2</sup>, 1 small living room with fireplace of 15m<sup>2</sup>, a friendly bar area, kitchen of 22m<sup>2</sup> overlooking an orangery or veranda of 23m<sup>2</sup>. A cellar of 14m<sup>2</sup> completes this level. Upstairs in this same part, 2 suites of 32 and 46m<sup>2</sup>, one with a terrace Independently, you will find in the park a pleasant annex comprising a bedroom and a 17m<sup>2</sup> room, then another 4 comfortable suites of 21, 22 and 26m<sup>2</sup>, one of which with a small kitchen allowing you to make a gîte...otherwise 5 guest rooms The average profitability is 10%, which makes it a very good working tool for those who want to make it a hospitality activity. In a family home, the comfort is also impeccable, and everything is done on foot from the property... Watering in the garden, parking for 8-10 vehicles, automatic gate with intercom, oil-fired underfloor heating + reversible air conditioning, double-glazed frames, a real haven of tranquillity.

## Summary

Property type:	House
Bedrooms:	7
Price	€1,325,000

## Key Information

Year Built:	1850
Internal Area:	340 sqm
Land Area:	0.25 ha

## Location: Provence-Alpes-Cote d'Azur



# Gallery







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**C. BAUER – Sunday Times**

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