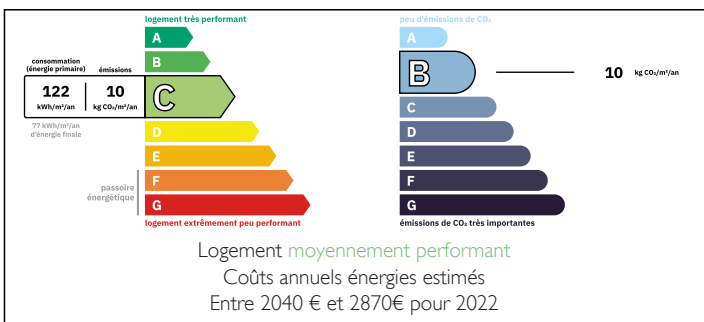


Exceptional villa nestled between the foothills of Les Alpilles and the historic centre of St Rémy



## ENERGY - DPE



## INFORMATION

Town:	Saint-Rémy-de-Provence
Department:	Bouches-du-Rhône
Bed:	4
Bath:	3
Floor:	200 m <sup>2</sup>
Plot Size:	2000 m <sup>2</sup>

## IN BRIEF

This outstanding property, located in St Rémy de Provence, boasts a prime location in a tranquil setting at the foothills of Les Alpilles, just a 20 minute stroll from the historic centre of town, offering exceptional rental potential.

The villa of around 200 m<sup>2</sup>, includes a spacious living room with a mezzanine and dining area opening onto the garden, a fully-equipped kitchen that opens onto a shaded terrace, and three well-appointed bedrooms, one of which is en-suite, with a shared bathroom for the other two.

There is an adjoining independent apartment with a large living area, a kitchenette with mezzanine and a bedroom with an ensuite bathroom.

Set on a fully enclosed plot of around 2,000 m<sup>2</sup>, the south-facing property features a heated pool, covered terraces, a pétanque court, a garage and

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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

This delightful villa, most recently renovated in early 2025, beautifully combines modern comfort with timeless Provençal charm. It offers generous indoor and outdoor living spaces, providing an ideal environment for both family relaxation and entertaining.

The expansive living and dining area seamlessly opens onto a large covered terrace and garden which leads to the inviting pool area. In the cooler months, the cosy fireplace creates a warm, welcoming ambiance. The large mezzanine offers versatile potential for various uses, such as a library, office, or additional guest accommodation.

The contemporary, fully-equipped kitchen features a casual dining area, perfect for family gatherings and meals. It opens directly to the covered terrace, enhancing the home's natural flow and encouraging effortless indoor-outdoor living.

The villa offers thoughtfully designed sleeping quarters. On the eastern side, the master bedroom enjoys its own private en-suite bathroom with a shower, sink, and toilet. On the western side, two double bedrooms share a bathroom with a bath, shower, sink, and toilet. For added convenience, there's also a guest toilet and a laundry room with interior access to the adjoining apartment when needed.

At the rear of the property, the apartment features private access and a spacious living room with a kitchen and mezzanine. A double bedroom with an en-suite bathroom, including a shower, sink, and toilet, makes the apartment ideal for independent living or as a rental opportunity.

Modern amenities are seamlessly integrated throughout the villa, including central gas heating, reversible air conditioning, and double glazing, ensuring comfort...

## NOTES