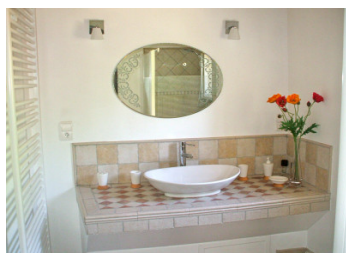


Provençal farmhouse of 265 sqm on a 3,196 sqm enclosed and landscaped plot – Suitable for a swimming pool



INFORMATION

Town:	Sauveterre
Department:	Gard
Bed:	7
Bath:	4
Floor:	265 m2
Plot Size:	3196 m2



IN BRIEF

Just 5 minutes from Villeneuve-lès-Avignon, in the commune of Sauveterre, set in the countryside and sheltered from view, this superb 265 sqm stone farmhouse, a former 18th-century oil mill, has been carefully renovated.

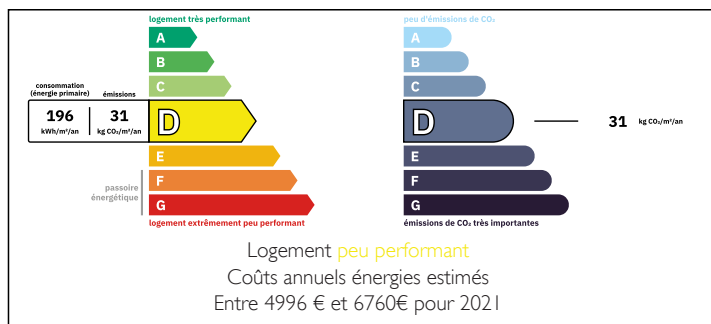
It has retained all the charm of the original features: exposed stone walls, period beams, and beautiful fireplaces.

The property is arranged as two independent living units with generous volumes, making it ideal for a large family and/or a guesthouse business.

It comprises:

- A spacious living room with fireplace
- A warm, fully equipped kitchen with insert fireplace
- 7 bedrooms, including 3 master suites
- 1 bathroom

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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

PRACTICAL INFORMATION

Its prime location close to highly sought-after destinations makes this a rare opportunity:

- The historic centre of Avignon (Festival, Palais des Papes)
- Villeneuve-lès-Avignon and its Chartreuse
- The Rhône Valley and its vineyards
- The charming villages of the Uzège and the Luberon
- Hiking trails
- Provençal markets

Key features

- Plot suitable for a swimming pool
- Borehole
- Fibre-optic connection
- High-quality features, impeccably maintained
- Ideal for a hospitality business (guesthouse, gîte, etc.)

Accessibility

- Quick access to the A7 motorway
- Nearby TGV station: Marseille, Aix-en-Provence, Lyon and Montpellier within 1h20, Paris in 2h40
- International airports of Marseille and Montpellier less than 1 hour away

Prime environment

Located between the Luberon, the Alpilles, the Uzès area and Mont Ventoux, this property enjoys an exceptional setting combining nature, heritage and the Provençal lifestyle.

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

LOCAL TAXES

Taxe foncière: **2504 EUR**

Taxe habitation: **EUR**

NOTES