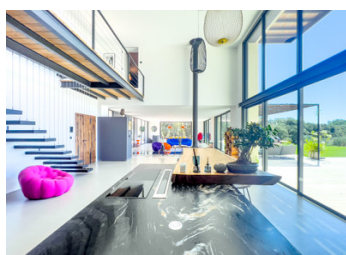


In the heart of Provence lies a unique 480m property, where nature is ever-present across a peaceful 9 acres



INFORMATION

Town:	Noves
Department:	Bouches-du-Rhône
Bed:	7
Bath:	5
Floor:	480 m2
Plot Size:	33000 m2



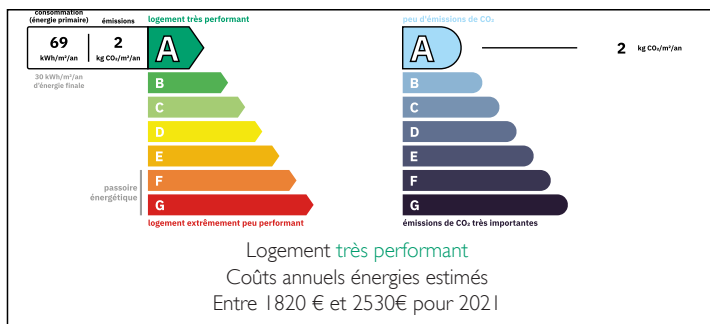
IN BRIEF

In the heart of Provence lies a unique property. Here, nature is ever-present: 9 acres of unspoilt land, 350 olive trees, pine trees, oak trees and a 360° panorama of the Alpilles mountains range and Mont Ventoux.

Just 10 minutes from Saint-Rémy-de-Provence, this property of approximately 480m² has been completely redesigned and enhanced in 2023, combining the elegance of traditional architecture with contemporary refinement. The volumes are impressive: a 146 m² reception room, magnified by a 6 m high ceiling, opens onto the countryside thanks to large windows that bathe the space in light. A separate guest/caretaker apartment, a cinema room, wine cellar and a 99 m² garage complete the property.

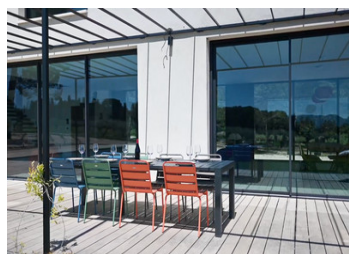
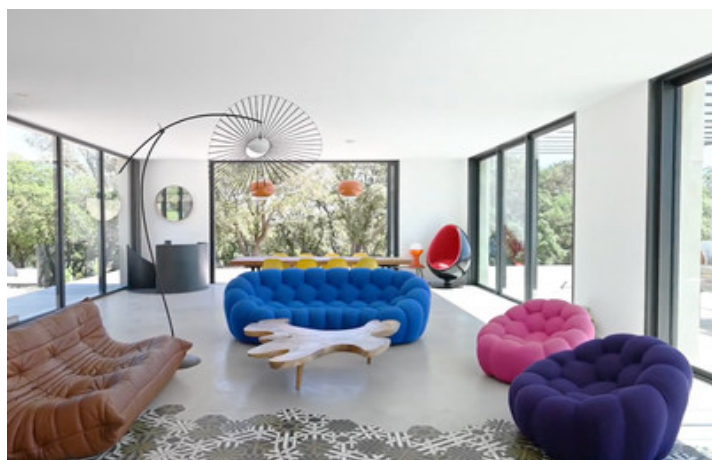
Designed as a sanctuary of well-being, this exceptional estate also offers a swimming pool,

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.



LOCAL TAXES

Taxe foncière: 1200 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

An extraordinary property embodying Provençal elegance, just a stone's throw from the Alpilles. Every detail has been designed to combine comfort and refinement. Its generous spaces and spectacular reception room open wide onto the Provence of your dreams, just 10 minutes from Saint-Rémy-de-Provence and 22 minutes from Avignon and its TGV station, 50mn from Marseille airport.

The Paluds-de-Noves area offers the perfect balance between Provençal authenticity and accessibility. Here, the unspoilt countryside, with its olive groves and endless panoramas, rubs shoulders with iconic villages rich in markets, art galleries and charming restaurants. An ideal location offering a peaceful environment and a relaxed lifestyle, while remaining close to the region's major roads and iconic sites. Here, every day is an invitation to enjoy the light, the calm and the breathtaking landscapes, from the Luberon to the Alpilles.

Details of the surface areas for the lots included in the price:

- Main House = 358 m²

--> Ground floor: Living room with open kitchen 140 m²; Terrace 70 m²; Bedroom 2 - 22 m² + terrace 13 m² + en-suite shower room and dressing room 13 m²; Guest toilet 3 m²; Laundry room/utility room 10 m²

--> First floor: Master bedroom 20 m² + terrace 37 m² + en-suite dressing room 9 m² + shower room 10 m²; Bedroom 3 - 20 m² + terrace 55 m² + en-suite shower room and dressing room 9 m²; Office/bedroom - 28 m²; Toilet 3 m²; Corridor 19 m²

--> 2nd...