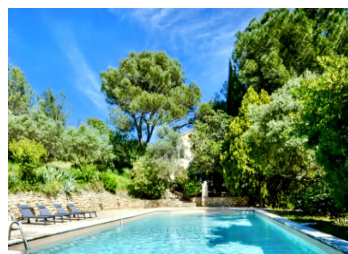
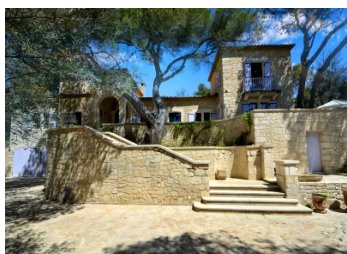
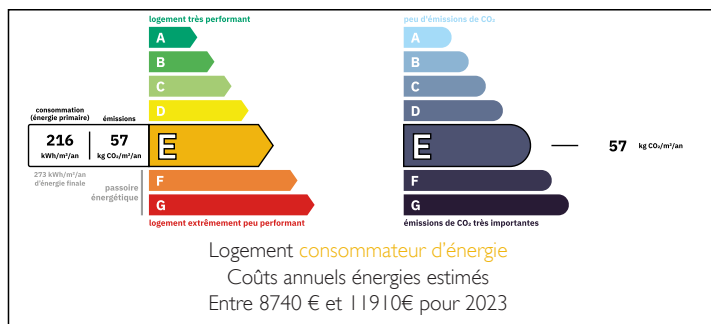


Elegant Stone Property in a Private Pine Forest – Walking Distance to the Town Centre



ENERGY - DPE



INFORMATION

Town:	Beucaire
Department:	Gard
Bed:	4
Bath:	3
Floor:	340 m ²
Plot Size:	15862 m ²

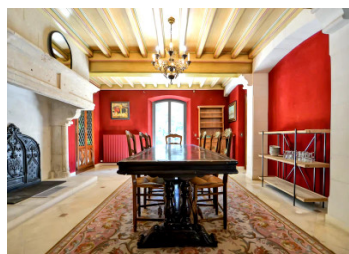
IN BRIEF

Set on a commanding hillside within 1.5 hectares of pine forest, this exceptional stone residence offers privacy, sweeping views, and walking-distance access to Beaucaire's town centre.

Built in 1975 and recently upgraded, the 340 sqm home combines elegant proportions, abundant light, and modern comfort while preserving its timeless character. The main level includes a spacious living room with fireplace opening onto a sun-dappled terrace, formal dining room, fully equipped kitchen, two en-suite bedrooms, and a private office or third bedroom. Upstairs, a serene parental suite with ensuite and a versatile salon open onto a balcony overlooking the forest. The garden level offers over 100 sqm of flexible space with direct access to the terrace, landscaped garden and 12 x 6 metre pool, complemented by a pool house with bar and barbecue, garage, cellar, and pétanque court.

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

Set in a commanding hillside position, this remarkable stone residence, designed by a renowned Provençal architect, is discreetly nestled within a magnificent pine forest, in grounds exceeding 1.5 hectares. A rare and privileged address, offering absolute privacy, sweeping open views and an unspoilt natural environment, while remaining within walking distance of the town centre.

Built in 1975 and recently enhanced with high-quality aluminium joinery, the property offers approximately 340 sqm of refined living space, distinguished by its elegant proportions, architectural coherence and abundant natural light. These upgrades provide modern comfort and improved performance while preserving the timeless character of the home.

The main living level unfolds into a vast reception area, where a refined living room with fireplace opens onto a sun-dappled terrace overlooking the surrounding landscape to the south. A formal dining room with fireplace and a fully equipped kitchen, opening onto the terrace, create a seamless flow between interior and exterior living—ideal for entertaining on both intimate and grand scales. The terrace flows from the living room on the south side to the dining room on the west, creating an ideal setting to enjoy both morning and evening light. This level is completed by an entrance vestibule with guest cloakroom, two beautifully appointed en-suite bedrooms with ample storage and a private office or third bedroom.

The upper floor hosts a private parental suite with spacious bedroom, built-in robes and ensuite bathroom, complemented by an elegant multi-purpose living space that may serve as an intimate salon,...

LOCAL TAXES

Taxe habitation: EUR

NOTES