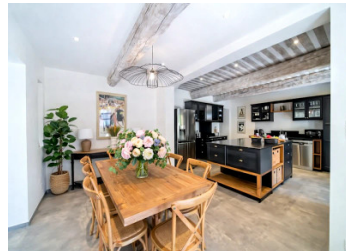


Exceptional Stone Farmhouse with Heated Pool in Prime Eygalières Location



INFORMATION

|             |                  |
|-------------|------------------|
| Town:       | Eygalières       |
| Department: | Bouches-du-Rhône |
| Bed:        | 4                |
| Bath:       | 4                |
| Floor:      | 142 m2           |
| Plot Size:  | 353 m2           |



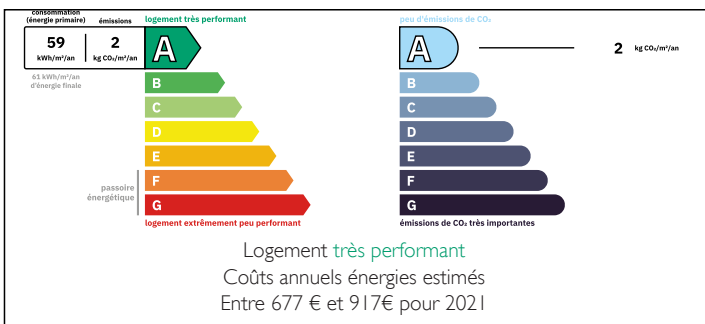
IN BRIEF

In the heart of Eygalières, this exquisitely crafted stone farmhouse offers refined Provençal living just steps from charming cafés, restaurants, artisan food shops, and the weekly market.

Completed around five years ago, the property seamlessly blends traditional character - including exposed beams and classic wood-and-plaster ceilings - with modern comforts such as air conditioning and high-end finishes throughout.

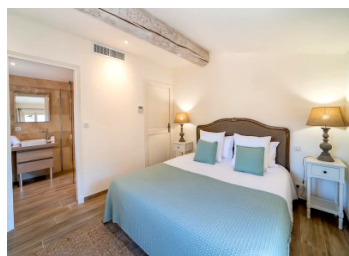
The inviting open-plan kitchen, featuring a central island, flows effortlessly into the dining and living areas, which open onto a terrace, landscaped courtyard garden, and heated pool (9.5 x 3 m), ideal for relaxed indoor-outdoor living. A ground-floor en-suite bedroom enjoys access to a private courtyard, while three further en-suite bedrooms upstairs boast elegant travertine bathrooms.

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

Karen Stride of Leggett International Immobilier presents this exceptional village stone farmhouse featuring refined natural materials, where elegance, comfort and high-end finishes blend in perfect harmony.

In the heart of Eygalières, this elegant stone residence of approximately 150 sqm was completed just five years ago. Conceived in the spirit of a traditional Provençal mas, it combines timeless architectural authenticity with contemporary comfort and carefully selected natural materials.

A spacious terrace and landscaped garden frame the stone façade. A vine-covered pergola, heated swimming pool (9.5 x 3m), and thoughtfully designed garden lighting create an intimate, tranquil environment - a rare sanctuary in the heart of the village.

Life here unfolds entirely on foot: cafés, renowned restaurants, artisan shops and the weekly market are moments away, offering an enviable village lifestyle that blends vibrancy with discretion and privacy.

The ground floor opens into a generous open-plan living space designed for effortless indoor-outdoor living. The bespoke kitchen, centred around a generous island, flows seamlessly into the dining and living areas, all extending onto the terrace, garden, and pool. Exposed beams and traditional wood-and-plaster ceilings lend authentic Provençal character, while modern amenities, including air conditioning, ensure year-round comfort.

The kitchen is a true focal point of the home — crafted with high-quality finishes in a style that is both authentic and contemporary, ideal for both everyday living and entertaining.

Also on the ground floor, a beautiful en-suite bedroom enjoys direct access to a private courtyard, providing ideal guest accommodation. The

## LOCAL TAXES

Taxe habitation: EUR

## NOTES