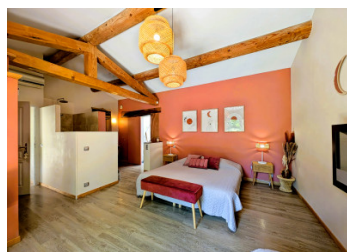


Exceptional 162 m Property with Pool & Independent Studio on 3,580 m Landscaped Plot



INFORMATION

Town:	Verquières
Department:	Bouches-du-Rhône
Bed:	4
Bath:	4
Floor:	162 m ²
Plot Size:	3580 m ²



IN BRIEF

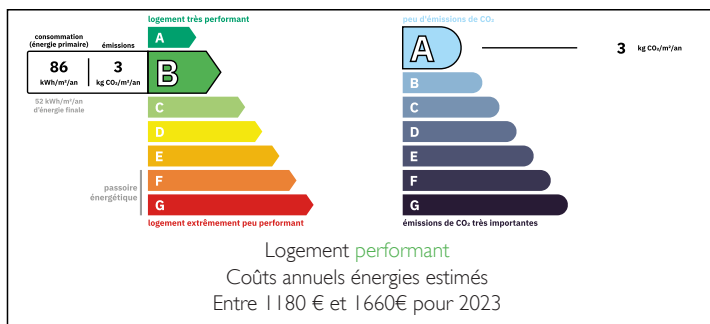
Just 15 minutes from Saint-Rémy-de-Provence, this charming 162 m² property is set in a peaceful location on a fully enclosed and landscaped 3,580 m² plot.

Offering complete privacy, the house features a bright living room with a contemporary fireplace, a fully equipped kitchen with a pizza oven, a utility room, three guest bedrooms, each with an en-suite shower room, WC and private terrace, plus an upstairs room ideal as a bedroom or home office.

A self-contained studio with fitted kitchen, shower room, WC and private garden provides excellent potential for family, holiday rental or professional use.

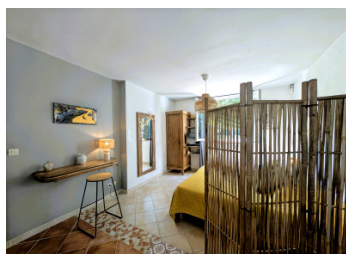
The landscaped grounds include a semi-inground swimming pool, barbecue area with covered shelter, garage and several outdoor relaxation areas.

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: 2088 EUR

NOTES

DESCRIPTION

Currently used as a private residence with a successful guest house business, this property is ideal for a variety of projects, whether combining family life with tourist accommodation or creating a spacious home with independent living areas.

Renowned among both French and international guests, it enjoys an excellent reputation for its high-quality amenities, impeccable maintenance, tasteful décor and peaceful atmosphere. Each guest room has its own unique style, while the natural setting, enhanced by cherry, fig and olive trees, creates an authentic Provençal experience.

The beautifully designed outdoor areas include a semi-inground swimming pool, shaded terraces, outdoor dining spaces and landscaped gardens, offering the perfect setting for relaxation.

Key features:

- Peaceful, private setting
- 3,580 m² enclosed landscaped grounds with fruit trees
- Three en-suite guest rooms with private entrances and terraces
- Self-contained studio with private garden
- Semi-inground swimming pool
- Garage and borehole shelter
- Established guest house business
- Energy rating: B

Ideally located in the heart of Provence, between Avignon, Saint-Rémy-de-Provence and the Alpilles, the property enjoys easy access to shops, schools, the A7 motorway and Avignon TGV station, with fast connections to Marseille, Lyon and beyond.

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