

8 500 000 €

Contact agency

Styles

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For sale property

26 rooms

Surface : 1000 m²

Surface of the land : 419000 m²

Exposition : Sud

Features :

POOL, AIR CONDITIONING, fireplace,
Automatic Watering, Automatic gate

14 bedroom

6 terraces

3 garage

10 parkings

1 cellar

Energy class (dpe) : C

Emission of greenhouse gases (ges) : C

Document non contractuel

17/07/2024 - Prix T.T.C

Property 3688 Eygalières

An incredible pleasure estate in the heart of the Alpilles, near Eygalières and Saint-Rémy-de-Provence. The property comprises a main farmhouse (578m²) with formal garden and various ponds, a janitor's cottage (132m² with 3 bedrooms and living room), a guest farmhouse (308m² with 6 bedrooms and 2 living rooms) with private entrance and swimming pool, and a large hangar to develop an olive-growing or other activity. The main farmhouse features vast reception rooms with preserved character (beams and large fireplace), a large professional kitchen and a summer dining room. Upstairs, a number of bedrooms, all air-conditioned and en suite, and an apartment with independent staircase, enabling the property to be adapted to suit individual needs. Large 3-car garage, laundry area and, still on the first floor, a large office space or another independent apartment (F3 possible). Plenty of storage space, pool house and separate pool area. This first living space (with another independent access from the estate's main entrance) continues into a beautiful park, with a small pond and a full-length pool surrounded by superb embroidery. kennel, other parking possibilities. The entire estate is planted with beautiful Provencal vegetation, like a jewel in the center of a 4500-ft olive grove. A second farmhouse, also renovated (with another independent access), comprises two dwellings (150m² each) on two levels: 3 bedrooms each. This space has its own swimming pool and can be used for guests or rental purposes. A janitor's cottage completes the ensemble, with 3 bedrooms (one on the first floor) and adjoining grounds with plenty of storage space. Finally, a hangar could be used for storage, a collection area for cars or other items, or even to develop a farming activity. A rare property in the Alpilles, a family estate and its land all in one piece, close to all major roads, TGV train station and airports. File on references.

Secondary farmhouse ECD: 78 kWh/m²/year and 2 kg CO₂/m²/year ECD janitor's house: 119 kWh/m²/year and 3 kg CO₂/m²/year

Fees and charges :

8 500 000 € fees included