

Provence: Renovated farmhouse with tower shaped pigeon house --- new pool --- ideal for Bed & Breakfast



INFORMATION

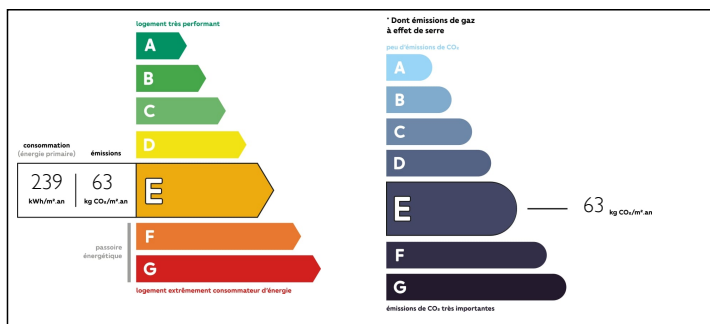
Town:	Saint-Laurent-du-Verdon
Department:	Alpes-de-Haute-Provence
Bed:	9
Bath:	8
Floor:	439 m2
Plot Size:	1626 m2



IN BRIEF

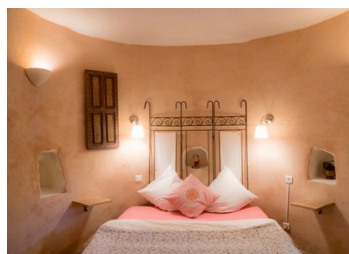
This renovated ancient farm is the realisation of your Provencal dream. A newly constructed pool area (March 2024) with a pool of 7 x 3 m completes the dream. Beautifully renovated, it dazzles your mind with its large reception room and the 40 sqm kitchen. With its 9 bedrooms and 8 bathrooms it is the ideal place for a summer residence for a large family (and friends) or a bed and breakfast business (which it currently is). A supposed disadvantage of only little land (1.626 sqm) can actually be seen as an advantage as it allows you to focus on family, friends or guests rather than on gardening. There is no pool yet, but the outside space is there to create one according to your desires

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

Old farm of Haute-Provence with its tower-shaped pigeon house, entirely restored dating from the XVIIth century, located in the Verdon Nature Park. Saint-Laurent du Verdon is situated 1H15 from the airport of Marseille Provence and 1H from the TGV station Aix / Marseille

The old farmhouse is at the edge of a very quiet agricultural village (40 inhabitants) with many fields and 800 m from the lake and the Verdon river.

It is organised around a few farms and its castle, of which the interior has been transformed into 18 holiday apartments..

The lake of Saint-Laurent (1,5km) has a shaded beach with boat rentals and a snack bar during the summer months.

Facing south-east, north-west, it overlooks on one side the countryside planted with olive trees and on the other side the adjoining castle. The whole constitutes an imbrication of terraces, small courtyards and gardens which contribute to the charm of the place.

Old stone building with a total surface area of 439m2 including one floor.

The house has 15 rooms including 9 bedrooms with bathrooms (8).

In the same building, there is a residential part of 291m2 and a Maison d'Hôtes part of 161m2 comprising a 60m2 gîte rural and 5 chambres d'Hôtes, which is in fact the maximum allocation of chambres d'hôtes for a B&B under French law.

Each guest room and the gîte have independent access from the outside. The gîte - chambres d'Hôtes and the private house have been organised independently to respect...

LOCAL TAXES

Taxe foncière: 1590 EUR

NOTES