



RENESTANCE
FRENCH RETIREMENT DREAM

Address: 18 Av. des Flamant Roses, 34970 Lattes

Contact: +33 (0)4 11 93 25 99

Website: <https://www.renestance.com/contact/>

Substantial villa with caretakers's cottage and swimming pool. Magnificent views over Provençal countryside.

BEAUCAIRE

€ 1,267,000



DESCRIPTION

Classic Romanesque-style hilltop villa with majestic views over Provence. 6 bedrooms plus private 1 bed cottage. Magnificent family home with huge letting potential. Superb pool area. More construction land available. 15 km from Saint-Rémy-de-Provence.

On the outskirts of Beaucaire with far-reaching views over the beautiful Provencal countryside, this unique property provides a substantial family home with 6 bedrooms and 5 bathrooms plus a separate 1 bedroom cottage offering flexible use for owners or staff. Successfully let throughout the long summer months, this property provides considerable rental income for the current owners.

ABOUT THE PROPERTY

Set in a commanding position in the hills above Beaucaire and close to the River Rhone, this stunning Romanesque-style villa was built around a circular stone tower with windows dating from 1820. Surrounded by delightful, tranquil gardens and feature Roman colonnades and statues, the property offers sumptuous accommodation in a unique setting.

The villa comprises on the Ground Floor: Grand entrance hallway with flagstone floor leading to a spacious dining room and circular lounge with baronial fireplace, tiled floors and vaulted ceiling. Family kitchen with a range of modern cabinets, storeroom and utility room.

Bedroom 1, with bathroom and separate WC.

Bedroom 2, with en-suite shower room. This bedroom has double doors leading out to the very spacious terrace.

Stairs to First Floor: Tower bedroom, spacious bedroom located within the circular tower offering beautiful south-facing views over the garden on Provencal countryside Master bedroom, large bedroom with dual arched windows, parquet floor and views over the garden and pool. There are two further spacious bedrooms on the first floor with sloping ceilings, ideal for children. In addition, on the first floor there are three shower rooms two with WC and one separate WC.

Internal staircase from first floor to the Tower terrace with breathtaking 360 degree countryside views.

Outside there is a recently restored 1 bedroom self-contained separate cottage which could provide private and comfortable accommodation for the property owner or staff whilst the main house is let. This cottage has a covered terrace and a private entrance.

The gardens are planted with mature aromatic shrubs, olive and palm trees and there is a delightful pond garden filled with Roman artifacts and offering a tranquil and relaxing area in which to unwind.

The circular swimming pool continues the Roman theme with a colonnaded sun terrace, summer kitchen and covered relaxation lounge. There is an additional outdoor dining terrace adjacent to the main house offering a relaxing shaded area to entertain family and friends.

The garden is private, fully enclosed by high walls and gated entrance and access is by impressive electronically-controlled gates giving you privacy and a feeling of exclusivity. The property is not overlooked by, nor does it overlook, any other properties. There are 2 garages beneath the main house and a separate double carport and pool house.

ABOUT THE LOCAL AREA

Beaucaire is an historic town with its castle and historic center overlooking the beautiful River Rhone. It is a vibrant place offering a wealth of shops, restaurants, bars, schools and medical facilities. There is a twice-weekly market all year round providing high quality, locally grown fresh produce. The mainline railway station provides easy access to Avignon (10 minutes) from where you can board the TGV and reach Paris in just 3.5 hours. The beautiful Alpilles mountains are close by and the pretty coastal towns of the Camargue can be reached in under an hour. Many European and international cities are served by low-cost airlines from Nimes (23 km), Marseilles, Montpellier, Beziers and Carcassonne.

This property could be sold furnished.

More construction land available.

DETAILS

Surface	272 M ² *	Plot Size	2000 M ²
Bathroom	6	Bedrooms	7
Location	<ul style="list-style-type: none">• 0-2KM to amenities• 50km or less to airport• Village property	Type	<ul style="list-style-type: none">• House• Holiday Home• Family Home• Country House• Gite• Bed and Breakfast
Features	<ul style="list-style-type: none">• Electricity on site• Garage• Barns / outbuildings• Private parking• Character property• Detached• Mountain view• Guest house / gite• High speed internet• Swimming Pool• Business potential• Water on site	Condition	<ul style="list-style-type: none">• Excellent condition

PICTURES











Feel free to contact us for more details!