



Riverside mas, with 2 gites, pool, Ventoux and Avignon area

Reference No: 2523
Price Euros: 1,378,000
Area: Avignon
Town: Althen les Paluds
Department: Vaucluse
Bedrooms: 9
Land Size m2: 6,100
Habitable space m2: 286

Full Description: This wonderful property is set in a quiet area equidistant between Althen les Paluds and Entraigues - about 3 kms from each. It has a marvellous riverside location and the property consists of a main house with 6 bedrooms (and possibility of more) and 2 gites.

Access to the property is via a country lane that only leads to the properties along it and is therefore quiet. The property is the last one along the lane, and whilst not isolated one could really believe that you were in the middle of the countryside.

The riverside setting adds to the magic of the property.

The main house is very grand and has not been utilised to its full potential. When it was first built it was in old stone so if someone wanted that old stone look it would be easy enough to scrape back the plaster covering. The house looks out onto the garden and the pool and has a wonderful pergola covered terrace for those long lazy lunches and hot summers

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nights.

Entrance into the main house leads to a small lounge/office with fireplace and access to the terrace. There is a large spacious lounge with a fireplace and following on from there a spacious dining room, again with access to the terrace. Guest wc. Large fitted equipped kitchen. All of the downstairs rooms are spacious and bright and full of character. There are also laundry and storage rooms.

On one side of the house there is a 90m² area that has yet to be renovated. Upstairs there are 6 bedrooms, one of which has bathroom ensuite and there is another bathroom and wc.

Both of the gites are entirely independant with their own private garden or courtyard areas.

The first gite is 100m² and has 2 double bedrooms and a 3rd mezzanine bedroom, very large open plan kitchen/lounge/dining room. laundry room.

The second gite is 40m² and has a double bedroom and lounge/kitchenette area.

The gites are rented out in the summer only and obtains an income of approx €27,000 but is not exploited to its full potentiel.

The possibilites for this wonderful property are endless - either as a large family home or as a B&B or gite business.

There is now also the opportunity of purchasing the house with extra land of 10 ha of riverside fields which would be ideal for someone with horses. The price would be €1590000 with this extra land.

Charm, character and a peaceful riverside location but within easy reach of all amenities. Life in Provence at its best !!

Property Features: Automatic Gates, Automatic Watering, Broadband / ADSL, Cave, Development Potential, Fireplace, Forage, Independant Apartment, Large Rooms, Letting Potential, Old Stone/tile floors, Outside Lighting, Private Garden, Private Pool, Terrace, Town water, Water softener, Workshop

Nearby Amenities: Local Shopping, Public Transport, Restaurants, River, Schools, Ski-ing (-2hrs), TGV - less than 1 Hour, Weekly market

View: Garden, Pleasant, River, Rural

Heating: Central, Oil

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