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## Lovely Village Property For Sale In Eygalieres.

**Eygalieres , Bouches-du-Rhône , Provence-Alpes-Cote-d'Azur**



# €4,100,000

inc. of agency fees

4 Beds      243 sqm      0.14 ha

Come and discover this beautiful stone village farmhouse located in the heart of Eygalieres village. With a living area of 243 m<sup>2</sup>, this exceptional property welcomes you with a lovely entrance of 16 m<sup>2</sup>...

### At a Glance

<b>Reference</b>	MFH-EMV7219244	<b>Near to</b>	Eygalieres	<b>Price</b>	€4,100,000
<b>Bed</b>	4	<b>Pool</b>	Yes	<b>Hab.Space</b>	243 sqm
<b>Land</b>	0.14 ha			<b>Land Tax</b>	N/A

### Property Description

Come and discover this beautiful stone village farmhouse located in the heart of Eygalieres village. With a living area of 243 m<sup>2</sup>, this exceptional property welcomes you with a lovely entrance of 16 m<sup>2</sup> that leads to a spacious 57 m<sup>2</sup> living room and a 36 m<sup>2</sup> kitchen, complemented by a 5 m<sup>2</sup> pantry and an 8 m<sup>2</sup> laundry room, providing optimal living comfort.

On the ground floor, you will find a beautiful 28 m<sup>2</sup> ensuite bedroom with its own bathroom, offering a haven of peace and privacy. Upstairs, three other beautiful ensuite bedrooms ranging from 33 to 18 m<sup>2</sup> ensure generous and refined living spaces.

Facing south, the property boasts a pool and various shaded terraces, allowing you to fully enjoy the sun and the Provençal climate throughout the year.

Attention to detail and security are highlighted with an electric gate, a videophone, and a stone facade, giving the property undeniable charm and authenticity.

Furthermore, the notary fees are reduced for this acquisition, making this property even more attractive.

Reference of the advertisement: RefVPPE1

Plans & Architecture : Bosc Architectes

Information on the risks to which this property is exposed is available on the Géorisks website:  
[www.georisks.gouv.fr](http://www.georisks.gouv.fr)

## Summary

Property type:	House
Bedrooms:	4
Price	€4,100,000

## Key Information

Internal Area:	243 sqm
Land Area:	0.14 ha
Number of Fireplaces:	1
Property Features:	
• Air-conditioning	
Swimming Pool?	Yes
Has Air Conditioning?	Yes
Has Alarm	Yes

## Location: Provence-Alpes-Cote-d'Azur



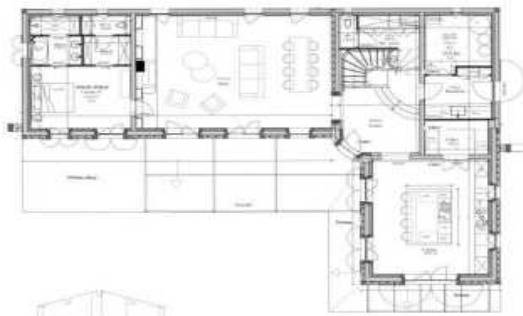
## Gallery



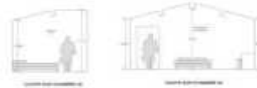
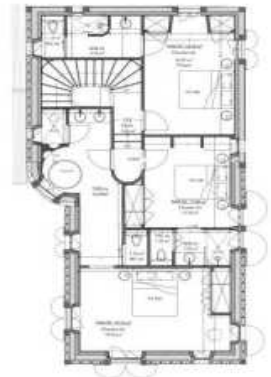
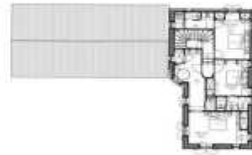




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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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