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# Mas de Cornud for Sale

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**Saint Rémy-de-Provence, France.** A rare opportunity for the buyer seeking the ideal residence and/or revenue-producing property. A spacious and beautifully restored 19th century Provençal mas, a traditional farmhouse with a guest house, pool house and professional kitchen, a total of 9 bedrooms and 9 baths, set on a half-hectare (1.25 acre) terrain of shade trees, lawn and garden, with lap-length pool, fully equipped summer kitchen and many other features reflecting a tasteful restoration using quality materials.

An extensive sales portfolio with an abundance of information on the amenities, physical layout and operational aspects of Mas de Cornud is available on request to seriously interested buyers.

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**SELLING PRICE:** 2,150,000 € with 10% down with the offer to purchase. Furnishings and appliances are included in the price.

**LIVING SPACE:** Mas: 650 m<sup>2</sup> (6,994 sq. ft.) + 32 m<sup>2</sup> (344 sq. ft.) guest cottage.

**LAND:** 5,000 m<sup>2</sup> (1.25 acres). Additional farmland is available for sale.

**POOL:** 7 m X 16.5 m (54' X 23')

**DATE OF ORIGINAL STRUCTURE:** Early 19th century

**HEATING SYSTEM:** Propane, with separate water heaters for radiators and hot water. Guest cottage has separate propane system.

**GROUNDS:** Lawn, landscaped pathways and gardens, herb and vegetable gardens, more than 40 varieties of mature fruit and shade trees

**OTHER FEATURES:** 2 kitchens, including a professional kitchen. Wet bar in salon and pool house. Fully equipped summer kitchen. Large Jacuzzi, boules court.

**PROPERTY TAXES:** 4,446 €/ year. taxe foncière and taxe d'habitation combined

### **NEAREST CITIES & TOWNS**

St.-Rémy-de-Provence (2.5 km)

Avignon (21 km)

Arles (27 km)

Aix-en-Provence (75 km)

Marseille (90 km)

### **INTERNATIONAL AIRPORTS**

Marseille-Provence at Marignane (73 km).

Direct service to London from Nîmes (30 km).

### **TRAIN**

Avignon (TGV) (21 km)