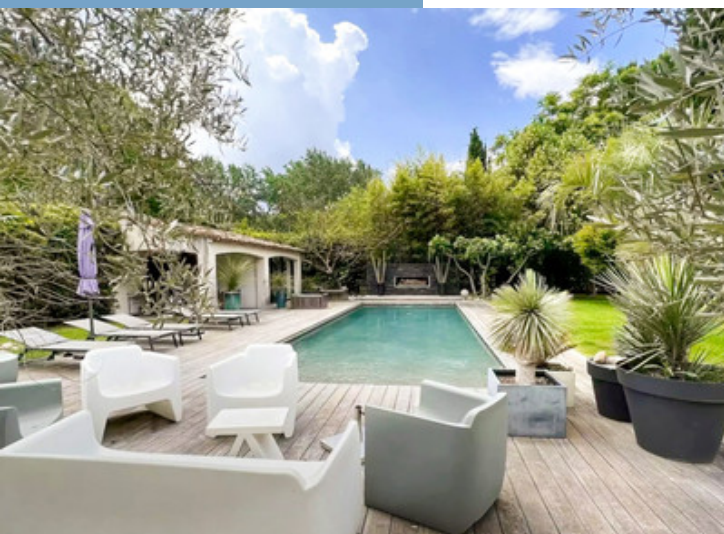




NR. AIX-EN-PROVENCE, OLD STONE HUNTING
LODGE, 5 BEDROOMS, INDEPENDENT STUDIO,
LANDSCAPED GARDENS AND POOL.

NR. AIX-EN-PROVENCE,
OLD STONE HUNTING
LODGE, 5 BEDROOMS,
INDEPENDENT STUDIO,
LANDSCAPED GARDENS
AND...



PROPERTY FACT FILE	
REFERENCE	A29181LOS13
PRICE	€ 1,696,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	4
ACCOMMODATION	202 m ²
LAND	2526 m ²
TOWN	Ventabren
DEPARTMENT	
LOCATION	Close to golf course
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage
*Price based on current exchange rate which is subject to change	





NR. AIX-EN-PROVENCE,
OLD STONE HUNTING
LODGE, 5 BEDROOMS,
INDEPENDENT STUDIO,
LANDSCAPED GARDENS
AND...

Ref : A29181LOS13

Old stone former hunting lodge well-located just outside the village of Ventabren, near Aix-en-Provence. Built in 1850, the house and outbuildings have been renovated with quality materials. This 5 bedroom, 4 bathroom character property offers Provençal authenticity married with smart modern and comfortable living set in 2 526m2 of

DESCRIPTIF

This renovated former hunting lodge, nestled in a privileged countryside setting, offers tranquility and charm. The stone-built main house, dating back to 1850, features spacious living areas, a modern kitchen, and comfortable bedrooms and is tastefully decorated throughout. Outside, enjoy the landscaped gardens with Mediterranean trees, a refreshing pool, and a pool house with a summer kitchen. Additional amenities include a garage, studio, and shaded terrace. Perfect for holidays or permanent residence, this property combines elegance with functionality in a peaceful environment.

Exterior:

- Fenced and landscaped gardens of 2,500 sqm
- Swimming pool (12 x 4 m) with teak terraces
- Pool house (17.5 m²) with shaded terrace and summer kitchen
- Garage (19.6 m²),
- Carport
- Garden shed (8.6 m²)
- Well
- South facing

Interior:

Main house - Ground Floor:

- Comfortable living room (34.2 m²) with fireplace
- Shaded terrace to the south
- Superb dining area in a large veranda (15.8 m²)
- Cozy sitting room for relaxation
- Spacious modern kitchen with dining space (25.1 m²)
- Storage room/laundry room (7.6 m²)
- 1 bedroom (9.8 m²) with private shower room and toilet (3.8 m²)

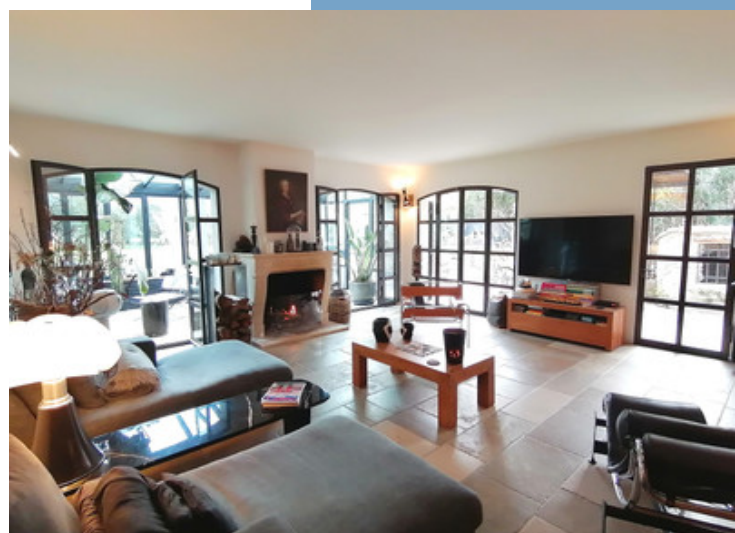
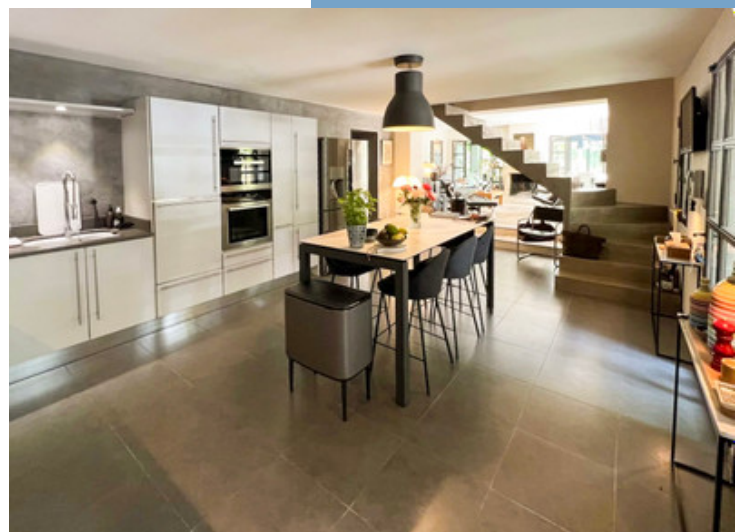
Main house - First Floor:

- 1 main comfortable bedroom (20.9 m²) with private shower room and toilet
- 2 additional bedrooms (17.3 m² and 18 m²)
- Dressing room (5.7 m²)
- Shower room (4 m²)
- Corridor (6 m²)

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A29181LOS13>

COMPLETE FILE AND PHOTO ON REQUEST

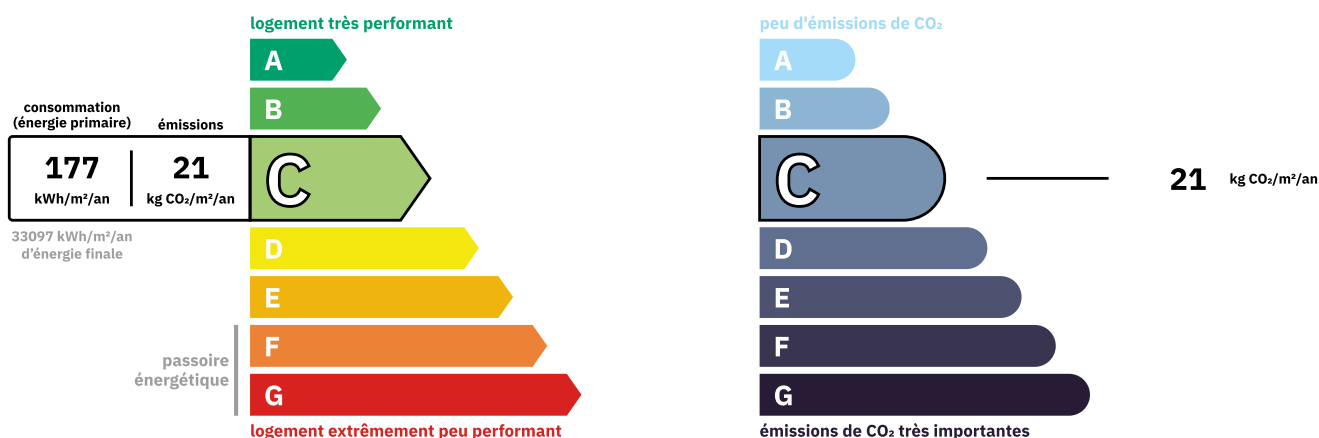


NR. AIX-EN-PROVENCE, OLD
STONE HUNTING LODGE, 5
BEDROOMS, INDEPENDENT
STUDIO, LANDSCAPED
GARDENS AND...

Ref : A29181LOS13

ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>



Property Moderately efficient
Estimated annual energy costs
between 2130 € and 2950€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A29181LOS13
FILE COMPLETE
AND PHOTOS
ON REQUEST

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