



MAGNIFICENT CHARACTER PROPERTY IN THE  
HEART OF VINEYARDS WITH BREATHTAKING  
VIEWS, 30' FROM AIX-EN-PROVENCE

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CHARACTER PROPERTY IN  
THE HEART OF  
VINEYARDS WITH  
BREATHTAKING VIEWS, 30'  
FROM AIX-EN-PR...



| PROPERTY FACT FILE                                               |                                                                                                                     |
|------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
| REFERENCE                                                        | A30660ASR83                                                                                                         |
| PRICE                                                            | € 1,196,000<br>£ 0*<br>*agency fees included: 4 % TTC<br>to be paid by the buyer<br>(1 150 000 EUR hors honoraires) |
| BEDROOM                                                          | 11                                                                                                                  |
| BATHROOM                                                         | 5                                                                                                                   |
| ACCOMMODATION                                                    | 505 m <sup>2</sup>                                                                                                  |
| LAND                                                             | 18355 m <sup>2</sup>                                                                                                |
| TOWN                                                             | Saint-Maximin-la-Sainte-Baume                                                                                       |
| DEPARTMENT                                                       |                                                                                                                     |
| LOCATION                                                         | Isolated                                                                                                            |
| TYPE                                                             | Maison de Vacances, Bed and<br>Breakfast, House                                                                     |
| CONDITION                                                        | To be renovated                                                                                                     |
| FEATURES                                                         | Swimming Pool, Other Drainage,<br>Private parking                                                                   |
| *Price based on current exchange rate which is subject to change |                                                                                                                     |





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The property is accessed via a majestic tree-lined driveway leading to a generous parking area.

The esplanade at the front creates a natural terrace with magnificent panoramic views.

Built over 2 floors, the bastide comprises on the ground floor:

## DESCRIPTIF

A feeling of calm and serenity will come over you when you discover this manor house, and you will be able to feel the historical heritage of this region of La Sainte-Baume.

The property features some lovely old features (terracotta floor tiles, exposed beams, etc.) and is equipped with a wood-burning stove in the adjoining caretaker's cottage and a heat-storing electric convactor heater, traditional electric convactor heaters and an open fireplace in the main house.

It requires renovation works, including bringing the septic tank up to standard, which is currently undersized; the roof, although it is not currently leaking; the electricity; and bringing the kitchen and bathrooms up to date.

The grounds are full of treasures, including dry-stone ruins, a tunnel and even a dolls' house for the children!

It benefits from a borehole and canal water.

You can get to the motorway and all amenities in just a few minutes.

Aix-en-Provence is just ½ hour away.

Carrez habitable surface and floor surface in m2

Ground floor : Hall (5,36), lounge (20,63), hall 2 (11,51), dining room (17), kitchen (7,43), corridor (6), back kitchen (21,55), small lounge (17,66), laundry room (3,9), WC (1,3), pantry (2), long walk in cupboard (4), under stairs cupboard (2), big lounge (25,16), Eastern staircase (2,7)

½ floor : Landing (2,44), WC 2 (1)

2nd floor : Northern staircase (1,9), part 2 Eastern staircase (2,8), corridor (4,9), bedroom (18,35), dressing (3,8), bathroom (4,5), bedroom 2 (20,83), dre

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A30660ASR83>

COMPLETE FILE AND PHOTO ON REQUEST

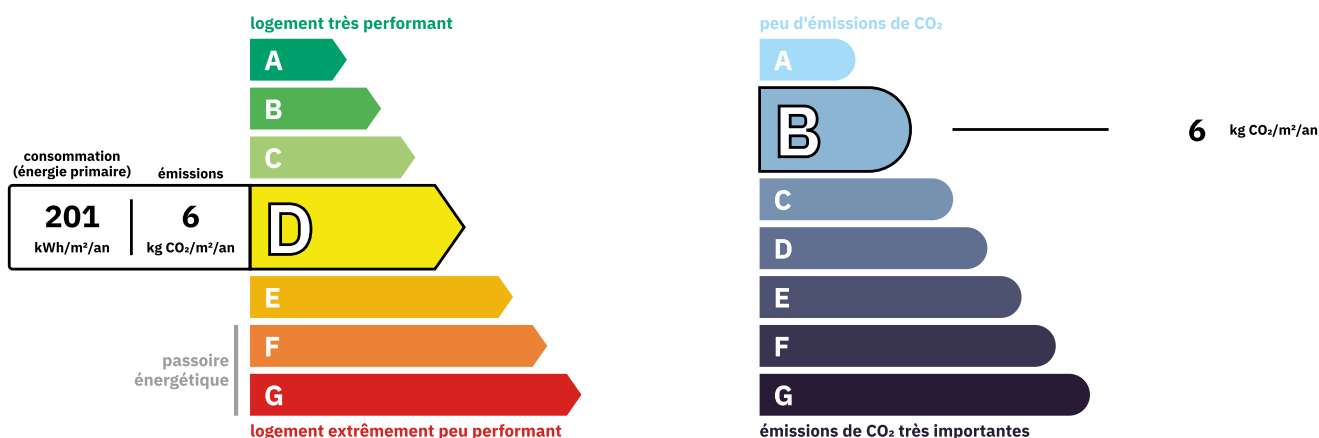


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## ENERGIE-DPE

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



Property **Poorly efficient**  
Estimated annual energy costs  
between 5940 € and 8080€ 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.

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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 : A30660ASR83  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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