



BETWEEN AIX AND MARSEILLE AND ONLY 30
MINUTES FROM CASSIS, LARGE PROVENÇAL
PROPERTY WITH HIGH-END AMENITIES

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PROPERTY WITH
HIGH-END A...



PROPERTY FACT FILE

REFERENCE	A38883ASR13
PRICE	€ 1,590,000 £ 0* *agency fees included: 4 % TTC to be paid by the buyer (1 530 000 EUR hors honoraires)
BEDROOM	5
BATHROOM	5
ACCOMMODATION	300 m ²
LAND	12614 m ²
TOWN	Auriol
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage

*Price based on current exchange rate which is subject to change





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This prestigious traditional Provençal villa of 300 m² is set in the heart of a landscaped and wooded garden of 12 600 m² and is composed as follows:

A hall, a separate fitted kitchen, a laundry room, a living room with bar, a dining room, a double suite with two bedrooms, a bathroom,

DESCRIPTION

Are you looking for peace and privacy? Do you want to be surrounded by nature while still being close to all amenities? Are you looking for a property with all the comforts and high-end amenities? Whether your project is a family home, a family reunion with grown children or elderly parents, a vacation villa, or managing a bed and breakfast, this property is ideal!

This villa enjoys absolute peace and quiet in a bucolic setting at the foot of Sainte Baume, at the end of a cul-de-sac with access to the highway just a few minutes away.

The property benefits from high-end amenities including:

- Home automation, an alarm system, and video surveillance
- A living room with a fireplace, pool table, and bar
- A large 11 m x 5m swimming pool with salt filtration and automatic electrolysis equipped with a heat pump
- A pond
- A golf practice
- A wine cellar
- A borehole and a spring
- A carport for 2 vehicles
- A 50 m² garage

Distance to Marignane airport: 45 minutes

Distance to Aix-en-Provence: 30 minutes

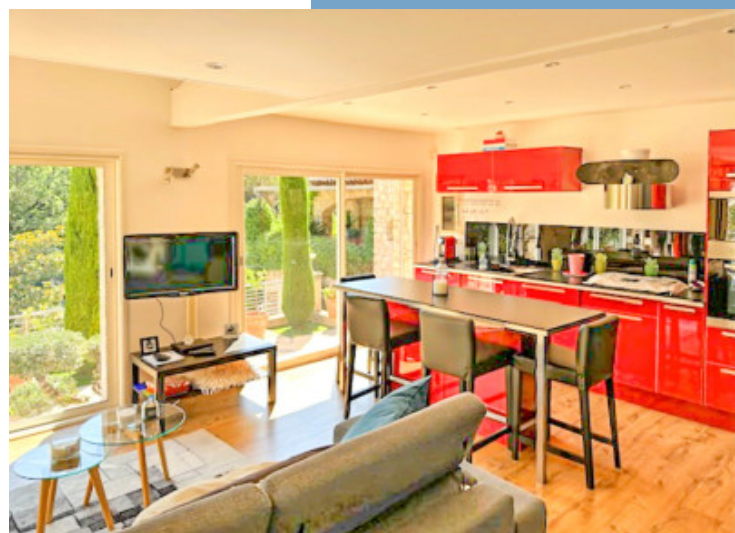
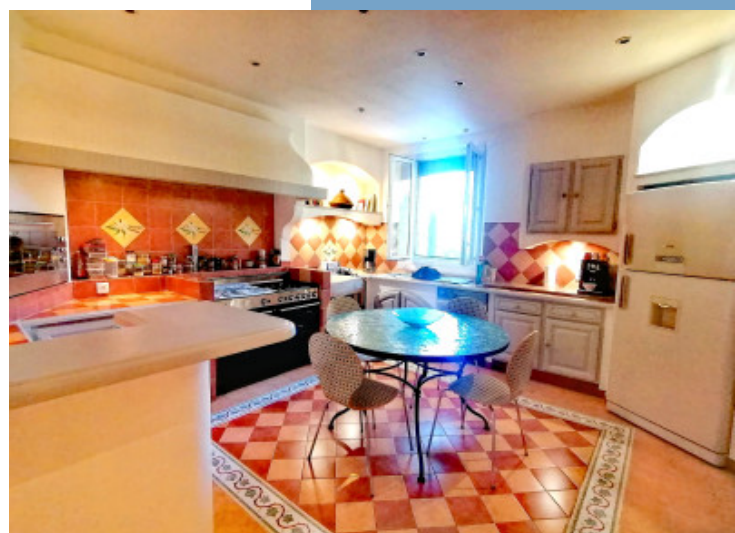
Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

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More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A38883ASR13>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

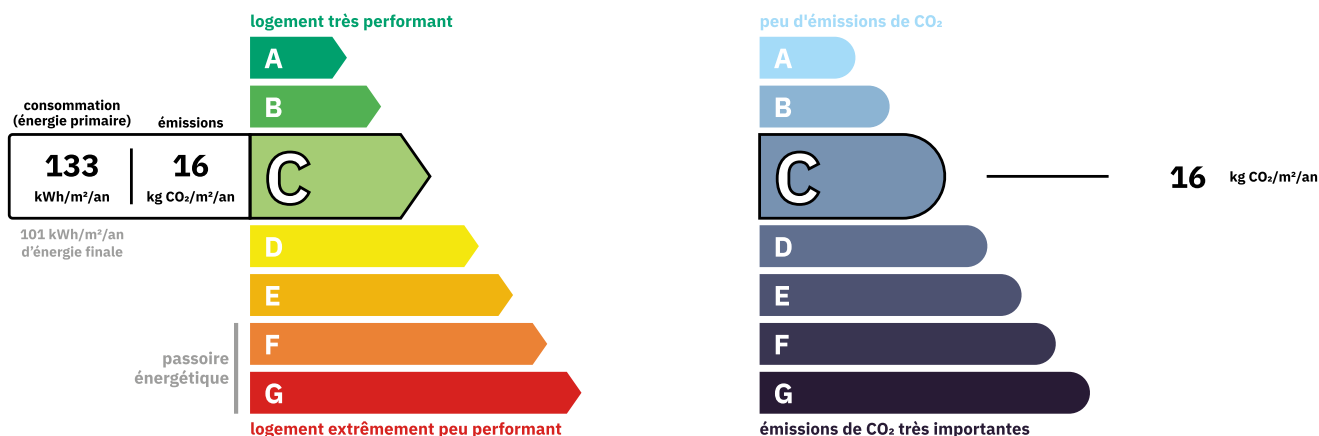
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :
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Property **Moderately efficient**
Estimated annual energy costs
between 3400 € and 4700€ for 2023

NOTICE

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

I: 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 : A38883ASR13
FILE COMPLETE
AND PHOTOS
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LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
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