



BEAUTIFUL MAISON DE MAÎTRE" CLOSE TO AIX EN PROVENCE

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EN PROVENCE...



PROPERTY FACT FILE

REFERENCE	A26375CDE13
PRICE	€ 4,200,000 £ 3,614,310* *agency fees to be paid by the seller
BEDROOM	11
BATHROOM	4
ACCOMMODATION	591 m ²
LAND	25600 m ²
TOWN	Aix-en-Provence
DEPARTMENT	Bouches_du_Rhone
LOCATION	0-2KM to amenities
TYPE	Maison familiale
CONDITION	Excellent condition
FEATURES	Electricity on site, Garage, Barns / outbuildings

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



- Luxury property in Provence
- Easy access to the centre of Aix en Provence
- Direct TGV links to Paris in 3 hours
- Close to an International School.
- Marseille Airport 30 minutes

BEAUTIFUL MAISON DE
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Ref : A26375CDEI3

Nineteenth century character property set in over six acres of magnificent, wooded grounds, just three miles from the centre of the historic city of Aix-en-Provence. This countryside environment also boasts easy access to the

DESCRIPTIF

Offering approximately 691 m² (7,438 ft²) of living space, the property consists of several buildings. There is a 406 m² (4,370 ft²) mansion house with generous living spaces and several reception rooms, including one with an attractive fireplace. Its large staircase leads to seven distinctive bedrooms and four bathrooms. The kitchen leads out onto a large, covered terrace, which is ideal for entertaining. In addition, there is an independent "maisonette" of 79 m² (805 ft²), consisting of two bedrooms, a shower room, and a large living area with an open-plan kitchen. This "maisonette" benefits from a large, shaded terrace, which is completely private from the main house. A second independent two-bedroom apartment of 73 m² (786 ft²) also benefits from a pleasant exterior, perfect for eating outside under the arbour. An artist's workshop of 32 m² (345 ft²) with an independent bedroom complete the living space. The grounds of over six acres include a swimming pool with a large pool house, a tennis court with its changing rooms (built, but with interior to finish), and a boules pitch. The mansion house's courtyard is shaded by a superb line of century old plane trees, adding to the character of this magnificent environment. The property has two entrance gates, one serving the mansion house and the other the annex buildings, the four garages and the large parking area situated discreetly to the rear.

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A26375CDEI3>

COMPLETE FILE AND PHOTO ON REQUEST



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

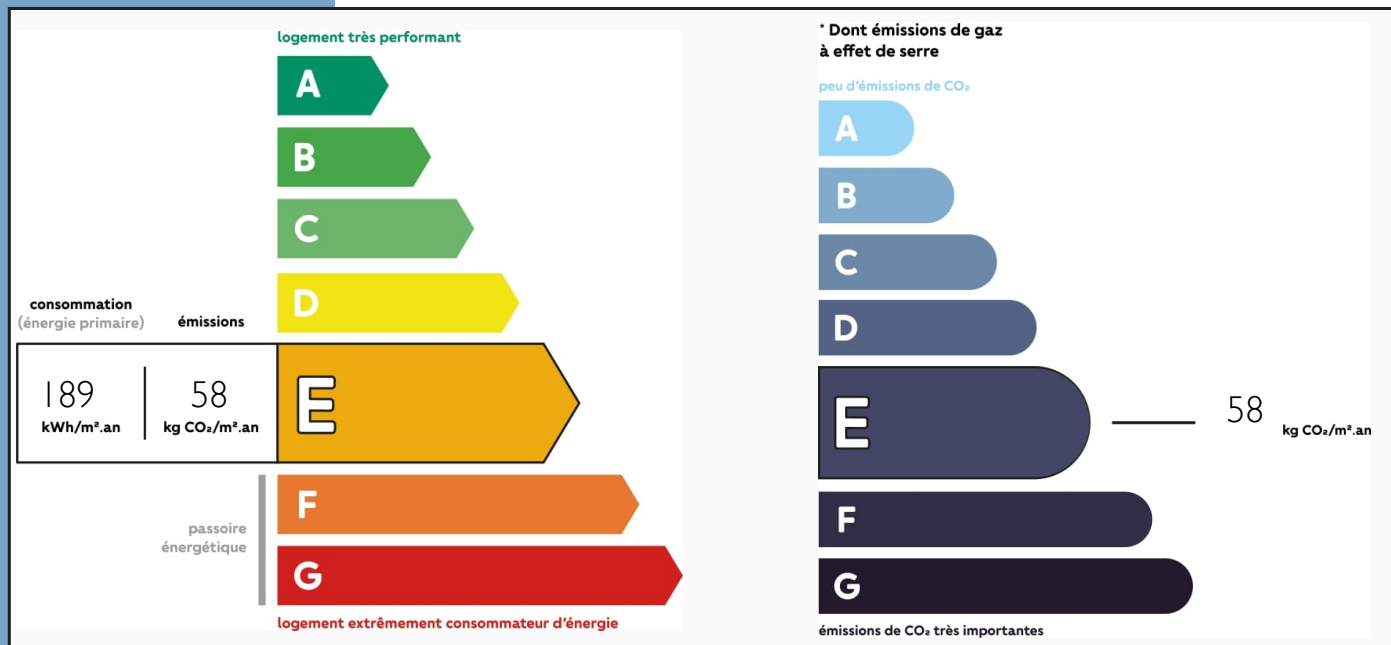
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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



NOTICE

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

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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 :A26375CDEI3
FILE COMPLETE
AND PHOTOS
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