



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

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FROM AIX-EN-PR...



PROPERTY FACT FILE

REFERENCE	A30660ASR83
PRICE	€ 1,395,000 £ 1,180,003* *agency fees included: 3 % TTC to be paid by the buyer (1 350 000 EUR hors honoraires)
BEDROOM	11
BATHROOM	5
ACCOMMODATION	505 m ²
LAND	18355 m ²
TOWN	Saint-Maximin-la-Sainte-Baume
DEPARTMENT	Var
LOCATION	Isolated
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	To be renovated
FEATURES	Swimming Pool, Other Drainage, 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 convector heater, traditional electric convector 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

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

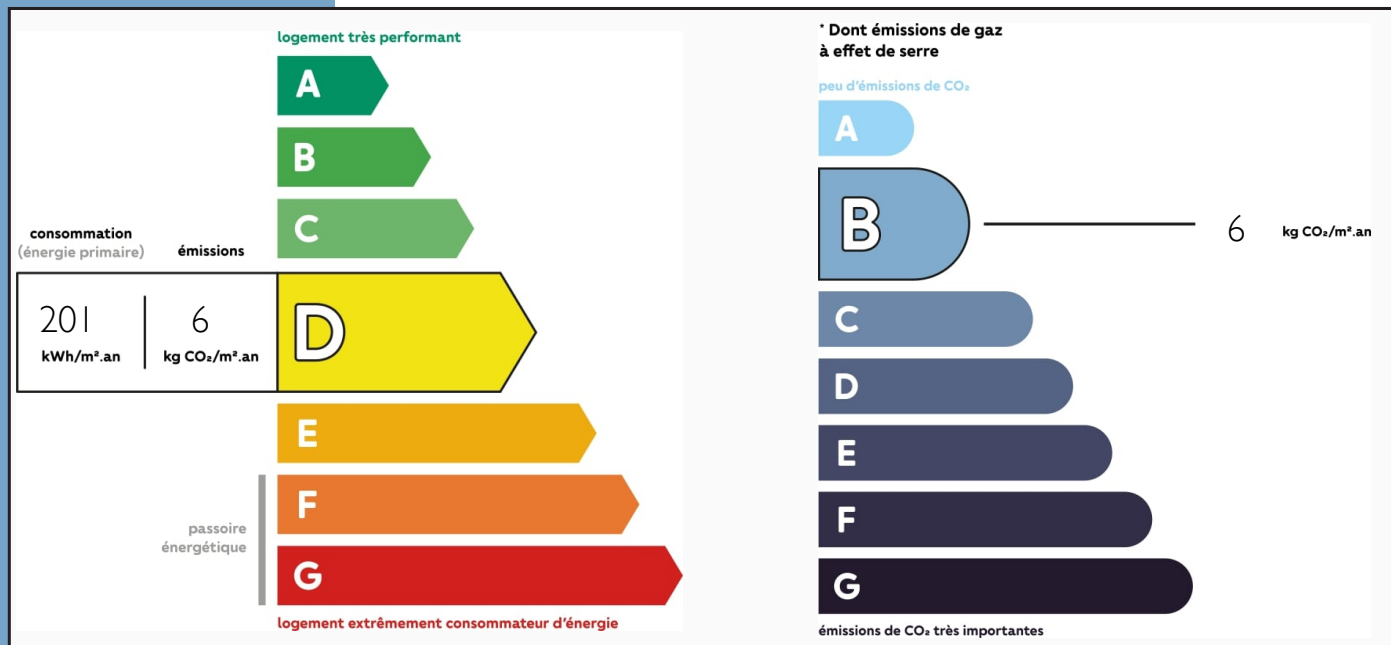
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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



NOTICE

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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
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