



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

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



## PROPERTY FACT FILE

REFERENCE	A30660ASR83
PRICE	€ 1,395,000 £ 1,157,362* *agency fees included: 3 % TTC to be paid by the buyer (1 350 000 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	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



- 
- 
- 
- 
- 

MAGNIFICENT  
CHARACTER PROPERTY  
IN THE HEART OF  
VINEYARDS WITH  
BREATHTAKING VIEWS,  
30' FROM AIX-EN-PR...  
Ref : A30660ASR83

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

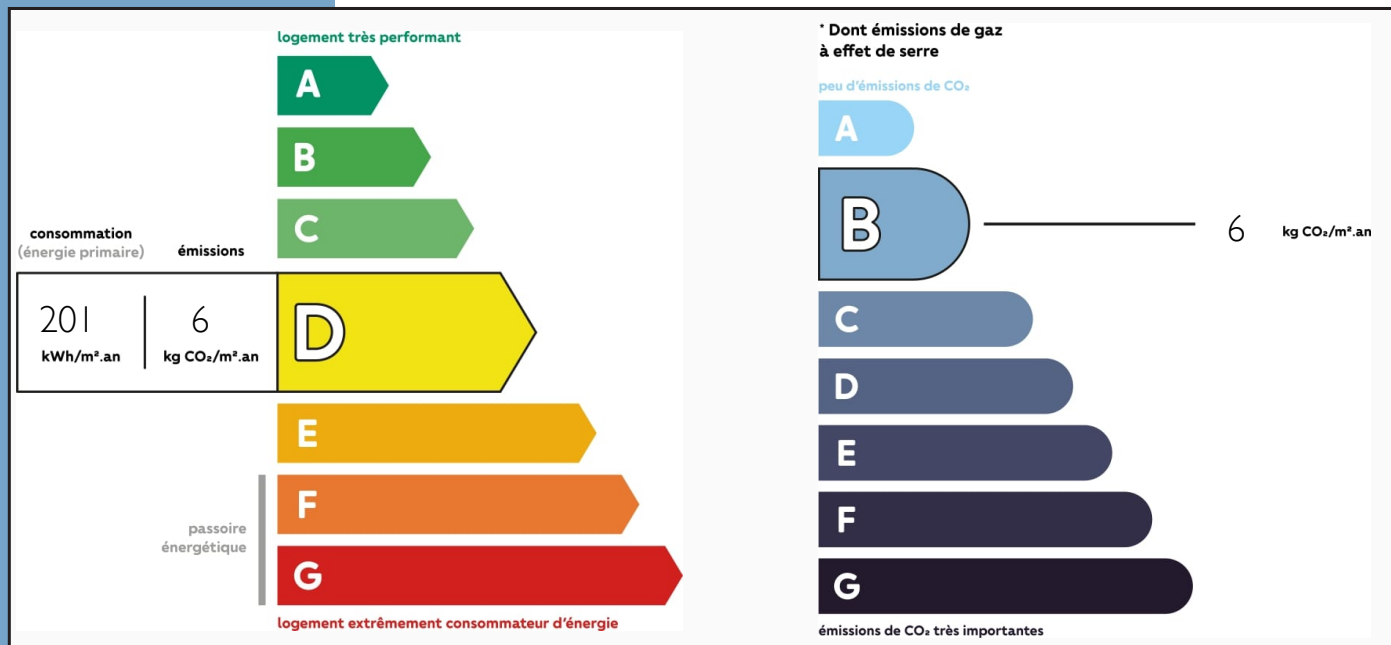
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

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

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

Ref : A30660ASR83

## ENERGIE-DPE



## NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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 :A30660ASR83  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)