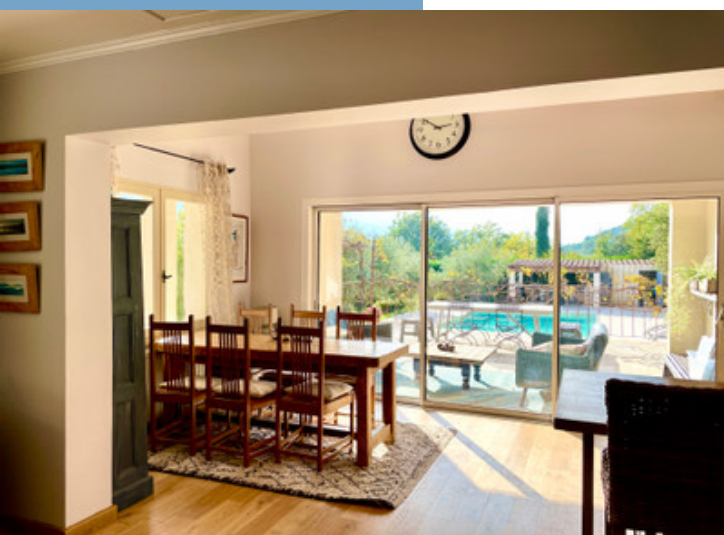




NEAR AIX-CENTRE (20 MIN.): BEAUTIFUL
PROPERTY (2 HOUSES) WITH 5 BEDS, POOL,
CALM, VIEW

NEAR AIX-CENTRE (20 MIN.): BEAUTIFUL PROPERTY (2 HOUSES) WITH 5 BEDS, POOL, CALM, VIEW...



PROPERTY FACT FILE	
REFERENCE	A33177DIP13
PRICE	€ 1,590,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (1 514 000 EUR hors honoraires)
BEDROOM	5
BATHROOM	4
ACCOMMODATION	296 m ²
LAND	10759 m ²
TOWN	Vauvenargues
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage
*Price based on current exchange rate which is subject to change	



- Villa 219 m2 and guesthouse 75 m2
- Business Potential for seasonal rentings
- Large pool (11 x 5,50 m)
- Views on Sainte Victoire
- All rooms with big volumes

NEAR AIX-CENTRE (20 MIN.): BEAUTIFUL PROPERTY (2 HOUSES) WITH 5 BEDS, POOL, CALM, VIEW...

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Enjoy the peace and quiet with views of the Massif de Sainte Victoire in this magnificent villa built in 1993, comprising a main house of approx. 220 m2 and an annexe house of approx. 75 m2 with separate entrance. Here you can appreciate space, peace and tranquillity. Even if you have guests at home ...

DESCRIPTIF

Everything your heart desires.

- The view is marvellous.
- As is the garden with its many olive trees.
- The pool with its huge terrace invites you to linger and relax.
- The villa is in excellent condition and wonderfully spacious without being too big.
- The independent guesthouse is a dream for your guests.
- The proximity to Aix-en-Provence is unbeatable. Want to take a quick stroll or dine in the town in the evening? No problem. What more could you want?

Heating? Heat pump!

Solar panels? Yes! Sales contract with approx. 2,700 EUR return from EDF.

Garage? 2.

Horses? Not yet, but there would be room.

Villa ground floor

Library 13,58 m2

Dining room 30.13 m2

Kitchen 39,69 m2

Storeroom 3,38 m2

Shower room / WC 4,48 m2

Lounge 42.96 m2

Villa Floor

Landing 4.00 m2

WC 1.98 m2

Bedroom 1 / Suite 28.47 m2

Suite / Bathroom 5.01 m2

Bedroom 2 19.42 m2

Bedroom 3 18.98 m2

Bathroom 6.77 m2

Guesthouse

Entrance 5.19 m2

Bedroom 1 9.29 m2

Living room / Kitchen 26.69 m2

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A33177DIP13>

COMPLETE FILE AND PHOTO ON REQUEST



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

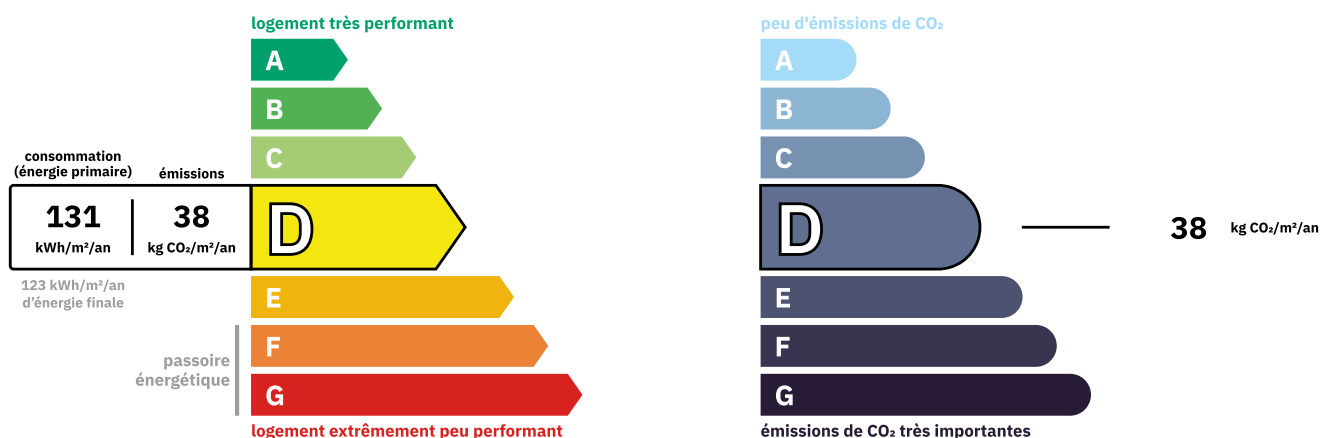
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

NEAR AIX-CENTRE (20 MIN.):
BEAUTIFUL PROPERTY (2
HOUSES) WITH 5 BEDS,
POOL, CALM, VIEW...

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



Property **Poorly efficient**
Estimated annual energy costs
between 3010 € and 4130€ 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.

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 : A33177DIP13
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: 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