





1/2 HOUR FROM AIX AND MARSEILLE, LARGE VILLA NESTLED IN THE COUNTRYSIDE WITH BREATHTAKING VIEWS OF ST.VICTOIRE





PROPERTY FACT FILE

REFERENCE A39378ASR13

PRICE € 895,000 £ 0*

*agency fees included: 5 % TTC to be paid by the buyer (852 000 EUR hors honoraires)

BEDROOM

2 BATHROOM

134 m² ACCOMMODATION

10000 m² LAND

TOWN Belcodène

DEPARTMENT

LOCATION Isolated

TYPE Maison de Vacances, House,

Country House

CONDITION Good condition

FEATURES Swimming Pool, Mains Drains,

Garage

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





- In complete tranquility, ultimate privacy
- Breathtaking view on Mount Sainte Victoire
- A few minutes from the village and the highway
- Nestled in the heart of nature with a wooded area
- Spacious rooms, large terraces, and swimming pool

Just 30 minutes from Aix-en-Provence and Marseille, and only a few minutes from the charming Provençal village of Belcodène at the foot

of Mount Sainte-Victoire, this high-quality property built in 1973 really

From its two terraces, it offers splendid views and benefits from

DESCRIPTION

caught my eye:

On the ground floor, there is a 16 m² garage and a basement with a 10 m² boiler room, a 27 m² workshop and a 16 m² cellar. On garden level, there is a large 28 m² living room opening onto a 10 m² fitted kitchen, a 4 m² laundry room, a 5 m² shower room, a 9.50 m² bedroom 1, an 18 m² hallway/winter garden, a second bedroom of 11 m², a veranda of 7.5 m² and a north-facing terrace of 26 m². On first floor, with total independent access for potential rental income as a bed and breakfast or the creation of an independent flat, a 15.50 m² office/hallway, a 13.50 m² bedroom 3 and an 11 m² bedroom 4 en suite, a 5 m² shower room with toilet, a 9 m² south-facing terrace.

Outside: A swimming pool adjoining the terrace on the garden level, a fenced garden with Mediterranean essences in the heart of the forest and ideal for accommodating horses, a shed.

I invite you to come and discover this haven of peace and quiet, only 30 minutes from the Mediterranean Sea, the Creek of Cassis, the Aix-en-Provence TGV station, and 40 minutes from Marseille Airport.

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

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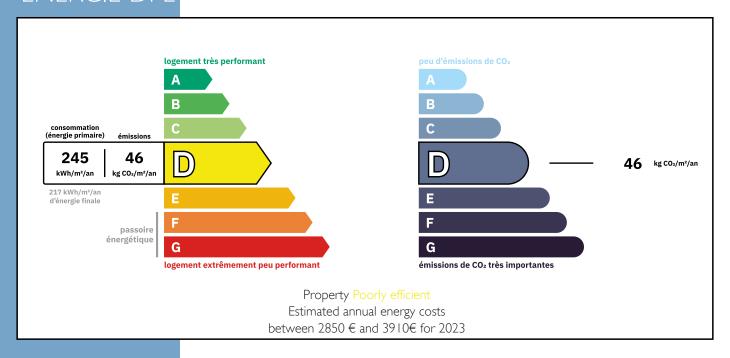


More Online:

https://leggettprestige.com/luxury-property-for-sale/view/A39378ASR13 COMPLETE FILE AND PHOTO ON REQUEST I/2 HOUR FROM AIX AND MARSEILLE, LARGE VILLA NESTLED IN THE COUNTRYSIDE WITH BREATHTAKING VIEWS OF S 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



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CONTACT

Réf :A39378ASR 13 FILE COMPLETE AND PHOTOS ON REQUEST



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