

VAUVENARGUES, PROVENCE | 334 SQM | 1.78 HECTARES | 6 BEDROOMS | 2 INDEPENDENT APARTMENTS | SWIMMING POOL

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 08700115151 Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

www.leggettprestige.com

**VAUVENARGUES, PROVENCE | 334 SQM | 1.78 HECTARES | 6 BEDROOMS | 2 INDEPENDENT APARTMENTS | SWIMMIN...





PROPERTY FACT FILE

REFERENCE	A42528GLG13
PRICE	€ 1,170,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	4
ACCOMMODATION	334 m²
LAND	17792 m²
TOWN	Vauvenargues
DEPARTMENT	
LOCATION	50km or less to airport
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Private drainage, Garage

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





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

- Panoramic Sainte-Victoire views, Aix en Provence
- Prestige 334 sqm home on 1.78 ha, total privacy
- Pool, terraces & gardens for ultimate outdoor life
- 3 bedrooms plus 2 independent guest apartments
- Natural light with Provençal lifestyle charm

**VAUVENARGUES, PROVENCE | 334 SQM | 1.78 HECTARES | 6 BEDROOMS | 2 INDEPENDENT APARTMENTS | SWIMMIN...
Ref : A42528GLG13

Exceptional Provençal estate in Vauvenargues, just minutes from Aix-en-Provence, overlooking the iconic Sainte-Victoire Mountain. Set on 1.78 hectares of landscaped grounds, this 334 sqm property features 6 bedrooms, 2 independent apartments, spacious reception areas, 3 terraces, a swimming pool, garages and beautifully maintained







DESCRIPTION

EXCEPTIONAL PROVENÇAL ESTATE – INVESTMENT, RENOVATION & BOUTIQUE HOSPITALITY OPPORTUNITY

An Exceptional Estate in the Heart of Provence

Located in Vauvenargues, just minutes from Aix-en-Provence, this exceptional 334 sqm estate sits within 1.78 hectares of private landscaped grounds, enjoying breathtaking panoramic views of the iconic Sainte-Victoire Mountain.

Combining authentic Provençal charm, generous living spaces, privacy and an outstanding natural setting, this rare property offers excellent potential for private buyers, investors, renovation specialists and hospitality entrepreneurs.

Beyond its appeal as a prestigious family residence or luxury holiday home, the estate offers exciting possibilities for a boutique guesthouse, luxury holiday accommodation, yoga and meditation retreats, a wellness and self-care destination or an exclusive hospitality concept.

Its six bedrooms, two independent apartments, extensive outdoor spaces and swimming pool provide a versatile foundation for a distinctive lifestyle or hospitality project.

The nearby Château de Vauvenargues, famously associated with Pablo Picasso, adds a unique cultural dimension to this exceptional location.

MAIN LEVEL – 195 SQM

The main level features a spacious, bright reception area opening directly onto the gardens and terraces, creating an inviting environment for entertaining and enjoying the Provençal lifestyle.

A generous family kitchen provides a welcoming space for everyday living...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A42528GLG13
COMPLETE FILE AND PHOTO ON REQUEST

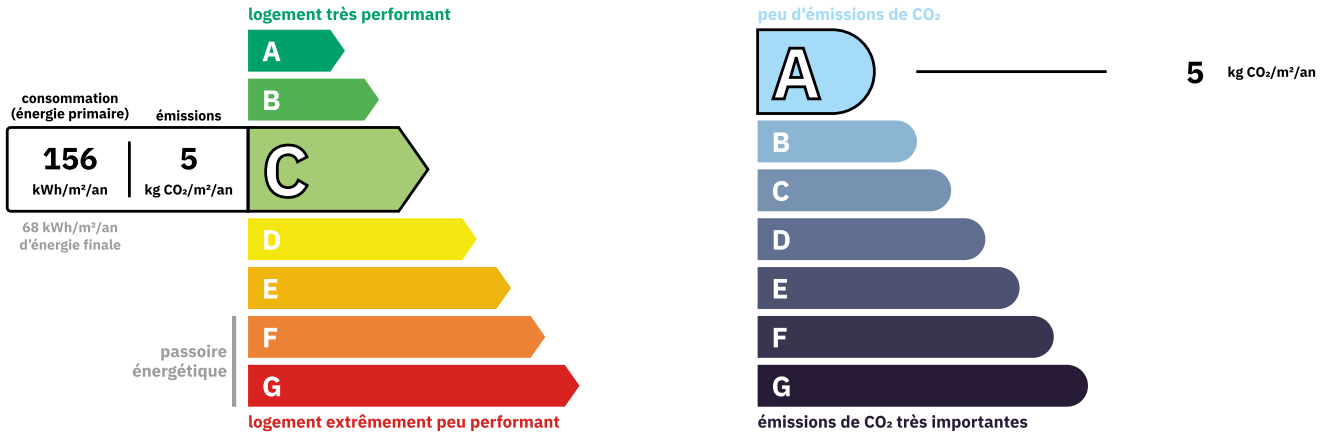
LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

**VAUVENARGUES, PROVENCE | 334 SQM | 1.78 HECTARES | 6 BEDROOMS | 2 INDEPENDENT APARTMENTS SWIMMIN...

Ref : A42528GLG13

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

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 2260 € and 3360€ for 2021

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 :A42528GLG13
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