







EXQUISITE PRESTIGE HOUSE WITH ORIGINAL FEATURES, ANNEX, POOL AND GARDEN, CA. 45 MINUTES FROM AIX-FN-PROVENCE

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EXQUISITE PRESTIGE
HOUSE WITH ORIGINAL
FEATURES, ANNEX, POOL
AND GARDEN, CA. 45





PROPERTY FACT FILE

REFERENCE A37458DAD04

PRICE € 799,000

£ 0*

*agency fees to be paid by the seller

BEDROOM 7

BATHROOM 5

ACCOMMODATION 317 m²

LAND 2006 m²

TOWN Les Mées

DEPARTMENT

LOCATION Hamlet property

TYPE Maison de Vacances, Bed and

Breakfast, House

CONDITION

FEATURES Swimming Pool, Other Drainage,

Garage

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





- Original character mixed with modern aesthetics
- Very well-kept and maintained property
- Possibility to run both B & B and chambres d'hôtes
- Approx. 45 minutes drive to Aix-en-Provence
- 300 days of sunshine in beautiful Provence

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Approximately 45 minutes from Aix-en-Provence you'll find this spectacular and unique property, a former "Maison d'hôtes". A stunning traditional Provençal stone house built in 1894, with beautiful original character details such as tomettes de Provence floor tiles, meticulously restored stone walls, preserved original wooden cabinets

DESCRIPTIF

Property with a main house and an annex of more than 317 m² in total, is laid out as follows:

Main house, built in 1894, total living area of 212,08 m² Ground floor of approx. 70 m² with:

Bedroom I with ensuite shower room, WC, hall area, 27 m² in total Bedroom 2 with ensuite shower room, WC, 27,9 m² in total Main entry, hallway, staircase and access to basement cellar

Ist floor of approx. 70 m² with: Living/dining area of approx. 51 m² Open plan kitchen of approx. 9,6 m² WC and additional storage area Staircase leading up to 2nd floor

2nd floor of approx. 70 m² with:
Bedroom 3 of approx. 14 m²
Bedroom 4 of approx. 13,5 m²
Bedroom 5 of approx. 14,7 m²
Bathroom approx. 9,9 m², with a bathtub, a shower, double wash basins, storage area
Office area of more than 5 m²
WC, storage
Staircase leading up to the 3rd floor

3rd floor – attic Storage areas, one area large enough to be an additional room

A single story annex, built in 2005, total living area of 105,07 m^2 Bedroom 6 of approx. 24 m^2 , with ensuite shower room, separate WC, a loft, direct access to terrace by the pool Bedroom 7 of approx. 24,7 m^2 , with ensuite shower room, WC, direct access to terrace by the pool

Large reception room $\,$ with a open-plan kitchen, of approx. 57 $\rm m^2,$ can be used for larger gatherings. Has direct access to terrace by the pool.

Exterior

More Online:

https://leggettprestige.com/luxury-property-for-sale/view/A37458DAD04 COMPLETE FILE AND PHOTO ON REQUEST







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CA. 45 MINUTES FROM

https://www.georisgues.gouv.fr/

ENERGIE-DPE

logement très performant

A

B

Consommation
(énergie primaire)

A

B

C

T75

41

kg co₂/m²/an

E

F

énergétique

G

logement extrêmement peu performant

E

F

F

G

G

G

émissions de Co₂ très importantes

Property Poorly efficient

Estimated annual energy costs
between 2640 € and 3630€ for 2021

Information about risks to which this property is exposed is available on the Géorisques website:

NOTICE

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

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CONTACT

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