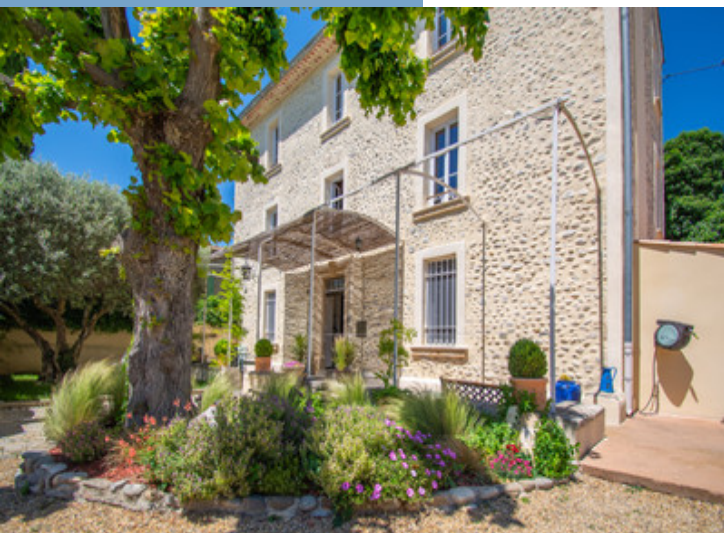




EXQUISITE PRESTIGE HOUSE WITH ORIGINAL  
FEATURES, ANNEX, POOL AND GARDEN, CA. 45  
MINUTES FROM AIX-EN-PROVENCE



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



## PROPERTY FACT FILE

REFERENCE	A37458DAD04
PRICE	€ 799,000 £ 0* *agency fees to be paid by the seller
BEDROOM	7
BATHROOM	5
ACCOMMODATION	317 m <sup>2</sup>
LAND	2006 m <sup>2</sup>
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 m<sup>2</sup> in total, is laid out as follows:

Main house, built in 1894, total living area of 212,08 m<sup>2</sup>  
Ground floor of approx. 70 m<sup>2</sup> with:  
Bedroom 1 with ensuite shower room, WC, hall area, 27 m<sup>2</sup> in total  
Bedroom 2 with ensuite shower room, WC, 27,9 m<sup>2</sup> in total  
Main entry, hallway, staircase and access to basement cellar

1st floor of approx. 70 m<sup>2</sup> with:  
Living/dining area of approx. 51 m<sup>2</sup>  
Open plan kitchen of approx. 9,6 m<sup>2</sup>  
WC and additional storage area  
Staircase leading up to 2nd floor

2nd floor of approx. 70 m<sup>2</sup> with:  
Bedroom 3 of approx. 14 m<sup>2</sup>  
Bedroom 4 of approx. 13,5 m<sup>2</sup>  
Bedroom 5 of approx. 14,7 m<sup>2</sup>  
Bathroom approx. 9,9 m<sup>2</sup>, with a bathtub, a shower, double wash basins, storage area  
Office area of more than 5 m<sup>2</sup>  
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<sup>2</sup>  
Bedroom 6 of approx. 24 m<sup>2</sup>, with ensuite shower room, separate WC, a loft, direct access to terrace by the pool  
Bedroom 7 of approx. 24,7 m<sup>2</sup>, with ensuite shower room, WC, direct access to terrace by the pool  
Large living area with a open-plan kitchen, of approx. 57 m<sup>2</sup>, direct access to terrace by the pool

Exterior  
Heated pool 11 x 4

More Online :  
<https://leggettprestige.com/luxury-property-for-sale/view/A37458DAD04>

COMPLETE FILE AND PHOTO ON REQUEST

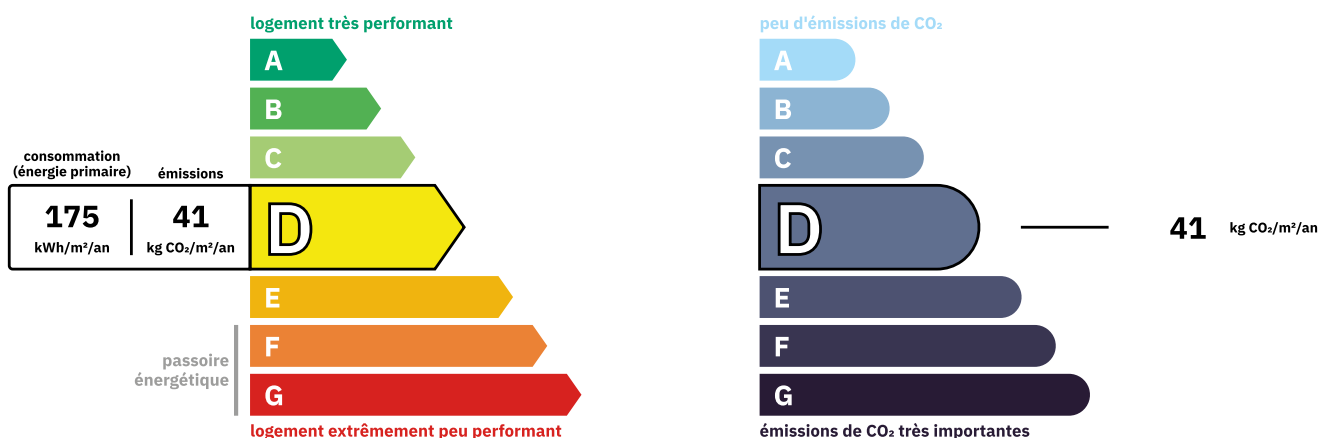


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## ENERGIE-DPE

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



Property **Poorly efficient**  
Estimated annual energy costs  
between € and € for

## 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 : A37458DAD04  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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