





BETWEEN AIX AND MARSEILLE AND ONLY 30 MINUTES FROM CASSIS, LARGE PROVENÇAL PROPERTY WITH HIGH-END AMENITIES

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PROPERTY FACT FILE

REFERENCE A38883ASR13

PRICE € 1,590,000

£ 0*

*agency fees included: 4 % TTC to be paid by the buyer (1 530 000 EUR hors honoraires)

BEDROOM 5
BATHROOM 5

ACCOMMODATION 300 m²

LAND 12614 m²

TOWN Auriol

DEPARTMENT

LOCATION Isolated

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





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This prestigious traditional Provençal villa of 300 m² is set in the heart of a landscaped and wooded garden of 12 600 m² and is composed as follows:

A hall, a separate fitted kitchen, a laundry room, a living room with bar, a dining room, a double suite with two bedrooms, a bathroom,

DESCRIPTIF

Are you looking for peace and privacy? Do you want to be surrounded by nature while still being close to all amenities? Are you looking for a property with all the comforts and high-end amenities? Whether your project is a family home, a family reunion with grown children or elderly parents, a vacation villa, or managing a bed and breakfast, this property is ideal!

This villa enjoys absolute peace and quiet in a bucolic setting at the foot of Sainte Baume, at the end of a cul-de-sac with access to the highway just a few minutes away.

The property benefits from high-end amenities including:

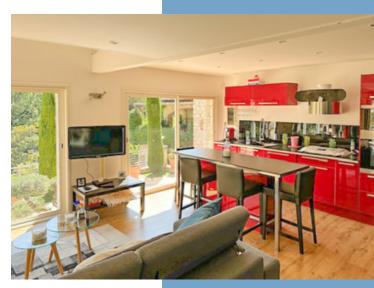
- Home automation, an alarm system, and video surveillance
- A living room with a fireplace, pool table, and bar
- A large 11m \times 5m swimming pool with salt filtration and automatic electrolysis equipped with a heat pump
- A pond
- A golf practice
- A wine cellar
- A borehole and a spring
- A carport for 2 vehicles
- A 50 m² garage

Distance to Marignane airport: 45 minutes Distance to Aix-en-Provence: 30 minutes

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







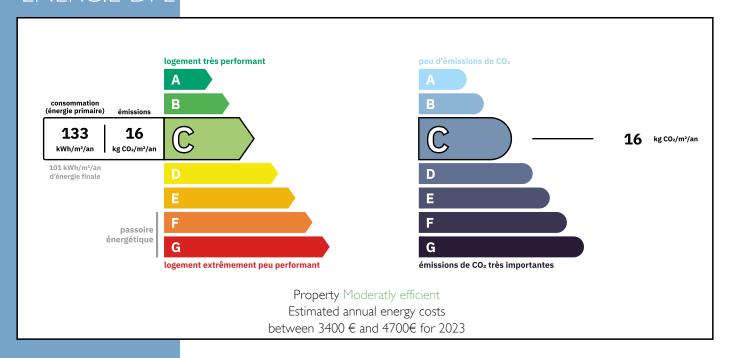
More Online:

https://leggettprestige.com/luxury-property-for-sale/view/A38883ASR13 COMPLETE FILE AND PHOTO ON REQUEST BETWEEN AIX AND
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ENERGIE-DPE



NOTICE

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CONTACT

Réf :A38883ASR13 FILE COMPLETE AND PHOTOS ON REQUEST



Téléphone : +33 553 608 488 E-mail: prestige@leggett.fr