



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

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PROPERTY FACT FILE	
REFERENCE	A39378ASR13
PRICE	€ 825,000 £ 0* <small>*agency fees included: 5 % TTC to be paid by the buyer (785 714 EUR hors honoraires)</small>
BEDROOM	4
BATHROOM	2
ACCOMMODATION	134 m ²
LAND	10000 m ²
TOWN	Belcodène
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Mains Drains, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- 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

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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 caught my eye:

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

DESCRIPTION

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

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

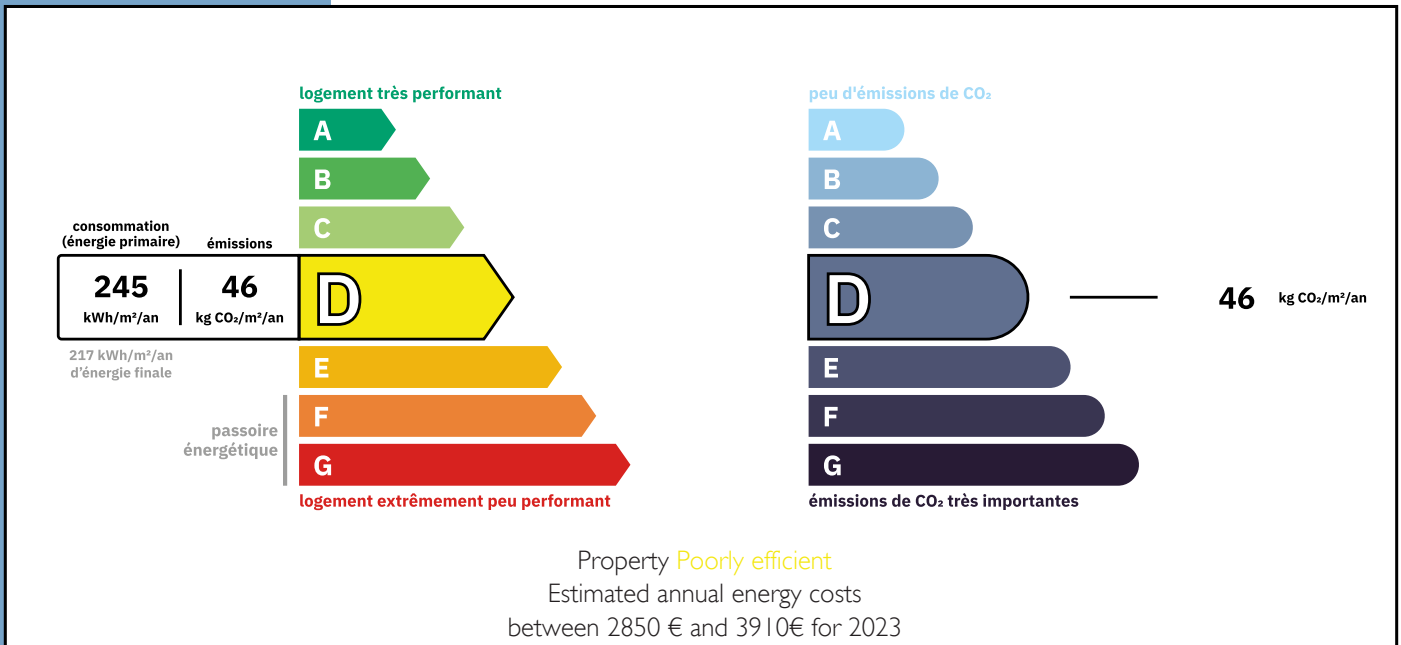
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ENERGIE-DPE



NOTICE

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CONTACT

Réf :A39378ASR13
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AND PHOTOS
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