



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

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



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 <sup>2</sup>
LAND	10000 m <sup>2</sup>
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

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

Ref : A39378ASR13

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 m<sup>2</sup> garage and a basement with a 10 m<sup>2</sup> boiler room, a 27 m<sup>2</sup> workshop and a 16 m<sup>2</sup> cellar.

On garden level, there is a large 28 m<sup>2</sup> living room opening onto a 10 m<sup>2</sup> fitted kitchen, a 4 m<sup>2</sup> laundry room, a 5 m<sup>2</sup> shower room, a 9.50 m<sup>2</sup> bedroom 1, an 18 m<sup>2</sup> hallway/winter garden, a second bedroom of 11 m<sup>2</sup>, a veranda of 7.5 m<sup>2</sup> and a north-facing terrace of 26 m<sup>2</sup>.

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 m<sup>2</sup> office/hallway, a 13.50 m<sup>2</sup> bedroom 3 and an 11 m<sup>2</sup> bedroom 4 en suite, a 5 m<sup>2</sup> shower room with toilet, a 9 m<sup>2</sup> 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>

...

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

UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

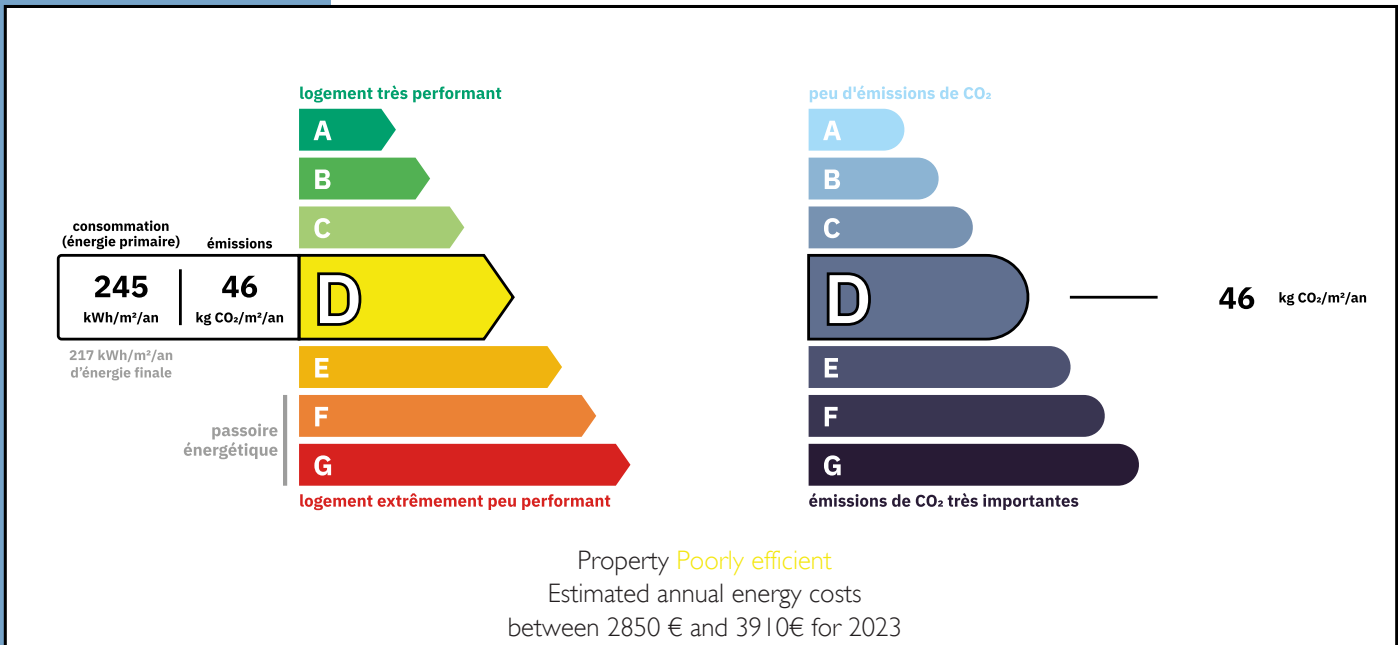


1/2 HOUR FROM AIX AND MARSEILLE, LARGE VILLA NESTLED IN THE COUNTRYSIDE WITH BREATHTAKING VIEWS OF S...

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

Ref : A39378ASR13

## ENERGIE-DPE



## NOTICE

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

I: 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 : A39378ASR13  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto: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](mailto:prestige@leggett.fr)