

# **VAUVENARGUES, PROVENCE | 334 SQM | 1.78 HECTARES | 6 BEDROOMS | 2 INDEPENDENT APARTMENTS | SWIMMING POOL**

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## PROPERTY FACT FILE

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|---|---|
| REFERENCE | A42528GLG13 |
| PRICE | € 1,170,000<br>£ 0*<br>*agency fees to be paid by the seller |
| BEDROOM | 6 |
| BATHROOM | 4 |
| ACCOMMODATION | 334 m² |
| LAND | 17792 m² |
| TOWN | Vauvenargues |
| DEPARTMENT | |
| LOCATION | 50km or less to airport |
| TYPE | Maison de Vacances, House, Country House |
| CONDITION | Good condition |
| FEATURES | Swimming Pool, Private drainage, Garage |

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





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- Panoramic Sainte-Victoire views, Aix en Provence
- Prestige 334 sqm home on 1.78 ha, total privacy
- Pool, terraces & gardens for ultimate outdoor life
- 3 bedrooms plus 2 independent guest apartments
- Natural light with Provençal lifestyle charm

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Exceptional Provençal estate in Vauvenargues, just minutes from Aix-en-Provence, overlooking the iconic Sainte-Victoire Mountain. Set on 1.78 hectares of landscaped grounds, this 334 sqm property features 6 bedrooms, 2 independent apartments, spacious reception areas, 3 terraces, a swimming pool, garages and beautifully maintained







# DESCRIPTION

# EXCEPTIONAL PROVENÇAL ESTATE – INVESTMENT, RENOVATION & BOUTIQUE HOSPITALITY OPPORTUNITY

## An Exceptional Estate in the Heart of Provence

Located in Vauvenargues, just minutes from Aix-en-Provence, this exceptional 334 sqm estate sits within 1.78 hectares of private landscaped grounds, enjoying breathtaking panoramic views of the iconic Sainte-Victoire Mountain.

Combining authentic Provençal charm, generous living spaces, privacy and an outstanding natural setting, this rare property offers excellent potential for private buyers, investors, renovation specialists and hospitality entrepreneurs.

Beyond its appeal as a prestigious family residence or luxury holiday home, the estate offers exciting possibilities for a boutique guesthouse, luxury holiday accommodation, yoga and meditation retreats, a wellness and self-care destination or an exclusive hospitality concept.

Its six bedrooms, two independent apartments, extensive outdoor spaces and swimming pool provide a versatile foundation for a distinctive lifestyle or hospitality project.

The nearby Château de Vauvenargues, famously associated with Pablo Picasso, adds a unique cultural dimension to this exceptional location.

## MAIN LEVEL – 195 SQM

The main level features a spacious, bright reception area opening directly onto the gardens and terraces, creating an inviting environment for entertaining and enjoying the Provençal lifestyle.

A generous family kitchen provides a welcoming space for everyday living...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A42528GLG13
COMPLETE FILE AND PHOTO ON REQUEST

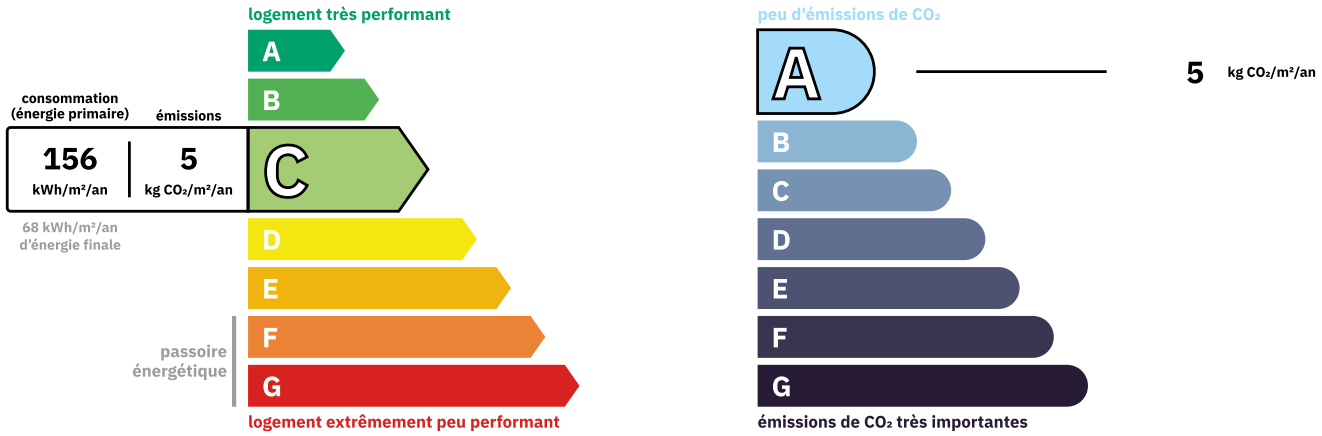
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

# ENERGIE-DPE




Property Moderatly efficient
Estimated annual energy costs
between 2260 € and 3360€ for 2021

# NOTICE

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1: Quoted prices are subject to fluctuations in exchangerates. 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.

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# CONTACT

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FILE COMPLETE AND PHOTOS ON REQUEST

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