

ELEGANT PROVENÇAL PROPERTY WITH POOL AND SEPARATE ACCOMMODATION ON 11000 M². NEAR LE THOLONET AIX EN PROVENCE

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PROPERTY FACT FILE

REFERENCE	A48286GLG13
PRICE	€ 1,290,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	2
ACCOMMODATION	250 m²
LAND	11000 m²
TOWN	Châteauneuf-le-Rouge
DEPARTMENT	
LOCATION	Close to golf course
TYPE	Villa, Maison de Maitre
CONDITION	Good condition
FEATURES	Swimming Pool, Garage, Private parking

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





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- 11000m² of landscaped Provençal grounds. - 253 m²
- 253 m² villa with quality finishes.
- 80 m² living area with grand fireplace.
- Pool, summer kitchen and pergola.
- 60 m² rental tower earning €15,000 annually.

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Near Le Tholonet, this elegant 253 m² Provençal property sits within 1.1 hectares of enclosed, landscaped grounds in a peaceful and unspoilt setting. The ground floor features a spacious 80 m² living and dining room with a magnificent statement fireplace, a fully equipped kitchen, a master suite and a second bedroom with a shower room.



DESCRIPTION

Set in peaceful, unspoilt Provençal surroundings, this property offers 253 m² of living space on 1.1 hectares of enclosed, landscaped grounds. Generous interiors, a swimming pool and a beautifully renovated 60 m² independent tower combine to create a home with plenty of character. The tower is currently used as holiday rental accommodation, generating approximately €15,000 in annual rental income.

The villa blends the enduring charm of traditional materials with high-quality finishes and spacious, elegant interiors. Its welcoming atmosphere and generous proportions give the property a distinctive Provençal character.



On the ground floor, an entrance hall leads to an impressive 80 m² living and dining room, featuring a striking monumental fireplace. The fully equipped kitchen includes space for dining. This floor also has a spacious principal suite and a second bedroom with a shower room.

Upstairs, three further bedrooms and a shower room complete the accommodation.

Outside, the landscaped garden provides a beautiful setting in which to enjoy the Provençal lifestyle. The swimming pool is complemented by a summer kitchen, while an attractive pergola creates a shaded spot for outdoor dining and entertaining.



A fully renovated, independent 60 m² tower offers additional accommodation for family and friends, allowing them to enjoy their own space. Currently operated as a holiday rental, it generates approximately €15,000 in annual rental income.

Information a...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A48286GLG13

COMPLETE FILE AND PHOTO ON REQUEST

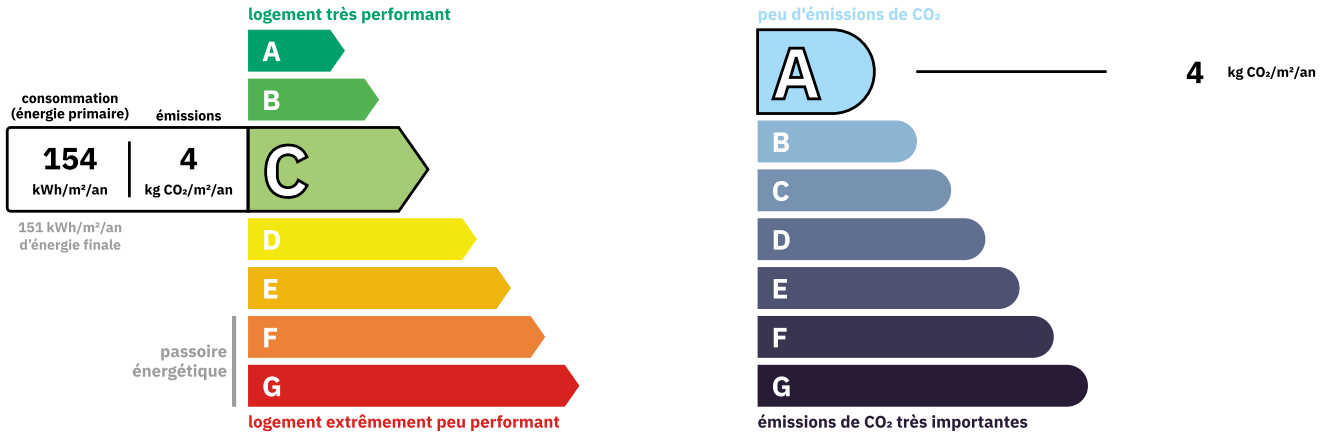
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 3350 € and 4570€ for 2021

NOTICE

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

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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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

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FILE COMPLETE AND PHOTOS ON REQUEST

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