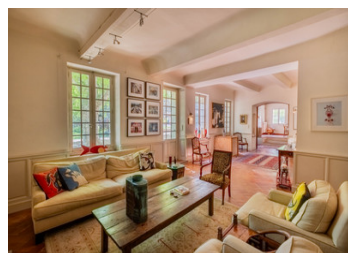
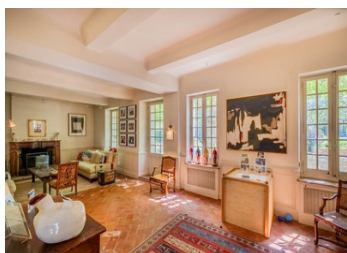


## Beautiful maison de maître" close to AIX EN PROVENCE



## INFORMATION

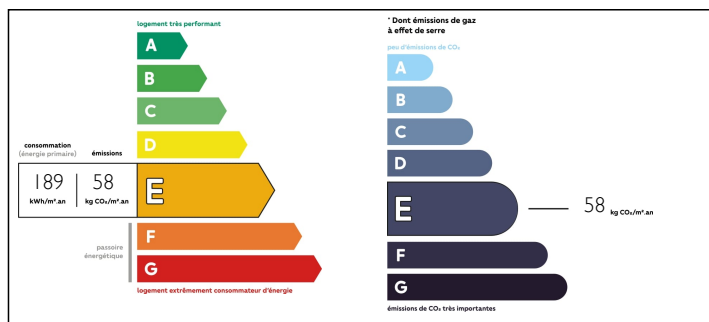
Town:	Aix-en-Provence
Department:	Bouches-du-Rhône
Bed:	11
Bath:	4
Floor:	591 m2
Plot Size:	25600 m2



## IN BRIEF

Nineteenth century character property set in over six acres of magnificent, wooded grounds, just three miles from the centre of the historic city of Aix-en-Provence. This countryside environment also boasts easy access to the TGV station and the business area of Les Milles. A property with enormous potential – a family home, a prestigious holiday rental, premises for receptions and seminars, a luxury boutique hotel ..... Welcome to Provence!

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

Offering approximately 691 m<sup>2</sup> (7,438 ft<sup>2</sup>) of living space, the property consists of several buildings. There is a 406 m<sup>2</sup> (4,370 ft<sup>2</sup>) mansion house with generous living spaces and several reception rooms, including one with an attractive fireplace. Its large staircase leads to seven distinctive bedrooms and four bathrooms. The kitchen leads out onto a large, covered terrace, which is ideal for entertaining. In addition, there is an independent "maisonette" of 79 m<sup>2</sup> (805 ft<sup>2</sup>), consisting of two bedrooms, a shower room, and a large living area with an open-plan kitchen. This "maisonette" benefits from a large, shaded terrace, which is completely private from the main house. A second independent two-bedroom apartment of 73 m<sup>2</sup> (786 ft<sup>2</sup>) also benefits from a pleasant exterior, perfect for eating outside under the arbour. An artist's workshop of 32 m<sup>2</sup> (345 ft<sup>2</sup>) with an independent bedroom complete the living space.

The grounds of over six acres include a swimming pool with a large pool house, a tennis court with its changing rooms (built, but with interior to finish), and a boules pitch. The mansion house's courtyard is shaded by a superb line of century old plane trees, adding to the character of this magnificent environment. The property has two entrance gates, one serving the mansion house and the other the annex buildings, the four garages and the large parking area situated discreetly to the rear.

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

## LOCAL TAXES

Taxe foncière: **9224 EUR**

## NOTES