

Nr. Aix-en-Provence, old stone hunting lodge, 5 bedrooms, independent studio, landscaped gardens and pool.



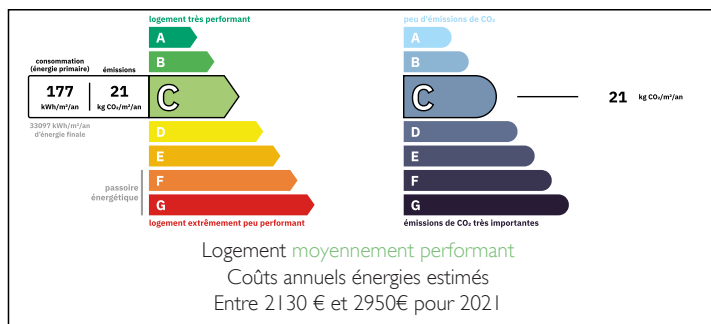
INFORMATION

Town:	Ventabren
Department:	Bouches-du-Rhône
Bed:	6
Bath:	4
Floor:	202 m2
Plot Size:	2526 m2

IN BRIEF

Old stone former hunting lodge well-located just outside the village of Ventabren, near Aix-en-Provence. Built in 1850, the house and outbuildings have been renovated with quality materials. This 5 bedroom, 4 bathroom character property offers Provençal authenticity married with smart modern and comfortable living set in 2 526m2 of grounds planted with Mediterranean shrubs, trees and fruit varieties along with a 12 x 4m swimming pool surrounded by teak wood decking and adjacent pool house with summer kitchen. An independent studio, large garage and additional parking area complete this lovely family home or secondary residence with business potential as well. Close to amenities in the village and a short drive from Aix-en-Provence which offers fine dining, shopping, leisure and cultural activities, main road connections to the coast, the Luberon natural park and also to the Alps.

ENERGY - DPE



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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.



LOCAL TAXES

Taxe foncière: 3300 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This renovated former hunting lodge, nestled in a privileged countryside setting, offers tranquility and charm. The stone-built main house, dating back to 1850, features spacious living areas, a modern kitchen, and comfortable bedrooms and is tastefully decorated throughout. Outside, enjoy the landscaped gardens with Mediterranean trees, a refreshing pool, and a pool house with a summer kitchen. Additional amenities include a garage, studio, and shaded terrace. Perfect for holidays or permanent residence, this property combines elegance with functionality in a peaceful environment.

Exterior:

- Fenced and landscaped gardens of 2,500 sqm
- Swimming pool (12 x 4 m) with teak terraces
- Pool house (17.5 m²) with shaded terrace and summer kitchen
- Garage (19.6 m²),
- Carport
- Garden shed (8.6 m²)
- Well
- South facing

Interior:

Main house - Ground Floor:

- Comfortable living room (34.2 m²) with fireplace
- Shaded terrace to the south
- Superb dining area in a large veranda (15.8 m²)
- Cozy sitting room for relaxation
- Spacious modern kitchen with dining space (25.1 m²)
- Storage room/laundry room (7.6 m²)
- 1 bedroom (9.8 m²) with private shower room and toilet (3.8 m²)

Main house - First Floor:

- 1 main comfortable bedroom (20.9 m²) with private shower room and toilet
- 2 additional bedrooms (17.3 m² and 18 m²)
- Dressing room (5.7 m²)
- Shower room (4 m²)