

Magnificent character property in the heart of vineyards with breathtaking views, 30' from Aix-en-Provence



## INFORMATION

Town:	Saint-Maximin-la-Sainte-Bau
Department:	me Var
Bed:	11
Bath:	5
Floor:	505 m2
Plot Size:	18355 m2

## IN BRIEF

The property is accessed via a majestic tree-lined driveway leading to a generous parking area.

The esplanade at the front creates a natural terrace with magnificent panoramic views.

Built over 2 floors, the bastide comprises on the ground floor:

A lounge and reception room, a dining room, and on one side a large summer kitchen and another lounge. An adjoining more recent independent accommodation connected to the main house could be used as a caretaker's cottage or a gîte. It comprises a kitchen, a living room, a bedroom and a bathroom.

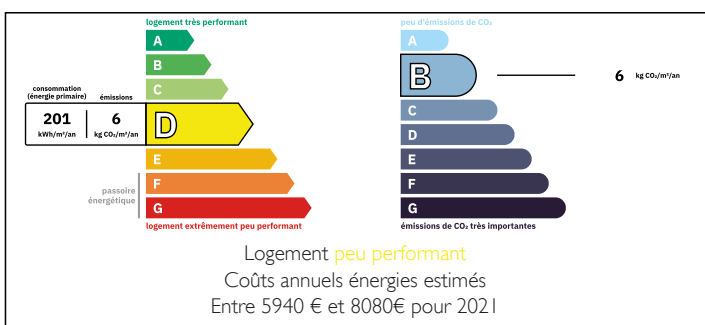
On the 1st floor: 8 bedrooms, 2 bathrooms and a shower room.

On the 2nd floor: 2 large bedrooms, a shower room and a large library.

The vast wooded grounds are laid out in dry stone terraces and include an olive grove (48 olive trees) and a wooded area with magnificent

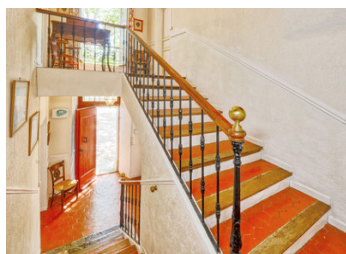


## ENERGY - DPE



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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:** 4000 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

A feeling of calm and serenity will come over you when you discover this manor house, and you will be able to feel the historical heritage of this region of La Sainte-Baume.

The property features some lovely old features (terracotta floor tiles, exposed beams, etc.) and is equipped with a wood-burning stove in the adjoining caretaker's cottage and a heat-storing electric convector heater, traditional electric convector heaters and an open fireplace in the main house.

It requires renovation works, including bringing the septic tank up to standard, which is currently undersized; the roof, although it is not currently leaking; the electricity; and bringing the kitchen and bathrooms up to date.

The grounds are full of treasures, including dry-stone ruins, a tunnel and even a dolls' house for the children!

It benefits from a borehole and canal water.

You can get to the motorway and all amenities in just a few minutes.

Aix-en-Provence is just ½ hour away.

Carrez habitable surface and floor surface in m2

Ground floor : Hall (5,36), lounge (20,63), hall 2 (11,51), dining room (17), kitchen (7,43), corridor (6), back kitchen (21,55), small lounge (17,66), laundry room (3,9), WC (1,3), pantry (2), long walk in cupboard (4), under stairs cupboard (2), big lounge (25,16), Eastern staircase (2,7)

½ floor : Landing (2,44), WC 2 (1)

2nd floor : Northern staircase (1,9), part 2 Eastern staircase (2,8), corridor (4,9), bedroom (18,35), dressing (3,8), bathroom (4,5), bedroom 2 (20,83), dressing bedroom 2 (5,39), bathroom 2 (9,19), bedroom 3 (12,5), corridor 2 (11,82)

Ground...