

Near Aix-Centre (20 min.): beautiful property (2 houses) with 5 beds, pool, calm, view



## INFORMATION

Town:	Vauvenargues
Department:	Bouches-du-Rhône
Bed:	5
Bath:	4
Floor:	296 m2
Plot Size:	10759 m2

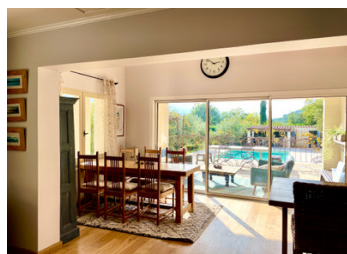
## IN BRIEF

Enjoy the peace and quiet with views of the Massif de Sainte Victoire in this magnificent villa built in 1993, comprising a main house of approx. 220 m2 and an annexe house of approx. 75 m2 with separate entrance. Here you can appreciate space, peace and tranquillity. Even if you have guests at home ...

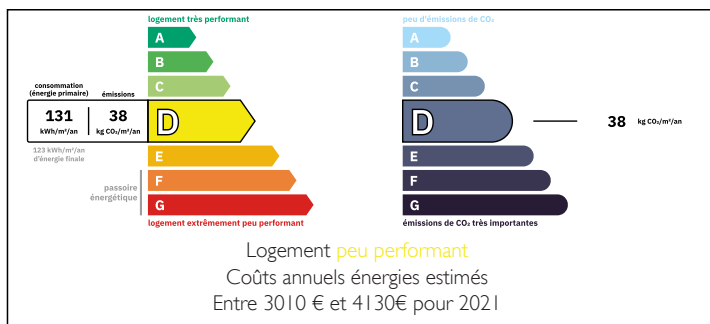
In the main house, on the ground floor, you'll find a large living room, a huge kitchen and an entrance hall that can also be described as very large. On the first floor, there is a master suite and two bedrooms with another bathroom.

In the annex house, you'll find a large living room with open-plan kitchen, two large bedrooms and a bathroom fitted out in the Provencal style.

The property is set in grounds of around 10,759 m2 and has a large swimming...

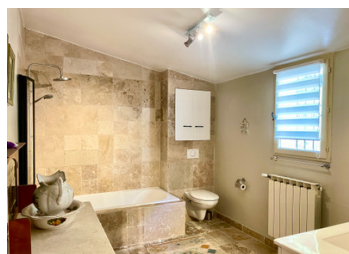


## ENERGY - DPE



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

Everything your heart desires.

- The view is marvellous.
  - As is the garden with its many olive trees.
  - The pool with its huge terrace invites you to linger and relax.
  - The villa is in excellent condition and wonderfully spacious without being too big.
  - The independent guesthouse is a dream for your guests.
  - The proximity to Aix-en-Provence is unbeatable. Want to take a quick stroll or dine in the town in the evening? No problem.
- What more could you want?

Heating? Heat pump!

Solar panels? Yes! Sales contract with approx. 2,700 EUR return from EDF.

Garage? 2.

Horses? Not yet, but there would be room.

## LOCAL TAXES

Taxe foncière: 4000 EUR

Taxe habitation: EUR

## NOTES

Villa ground floor

Library 13,58 m2

Dining room 30.13 m2

Kitchen 39,69 m2

Storeroom 3,38 m2

Shower room / WC 4,48 m2

Lounge 42.96 m2

Villa Floor

Landing 4.00 m2

WC 1.98 m2

Bedroom 1 / Suite 28.47 m2

Suite / Bathroom 5.01 m2

Bedroom 2 19.42 m2

Bedroom 3 18.98 m2

Bathroom 6.77 m2

Guesthouse

Entrance 5.19 m2

Bedroom 1 9.29 m2

Living room / Kitchen 26.69 m2

Bedroom 2 26.40 m2

Bathroom 8.32 m2