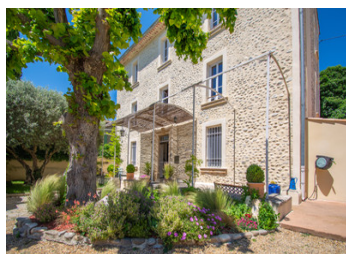


Exquisite prestige house with original features, annex, pool and garden, ca. 45 minutes from Aix-en-Provence



INFORMATION

Town:	Les Mées
Department:	Alpes-de-Haute-Provence
Bed:	7
Bath:	5
Floor:	317 m2
Plot Size:	2006 m2

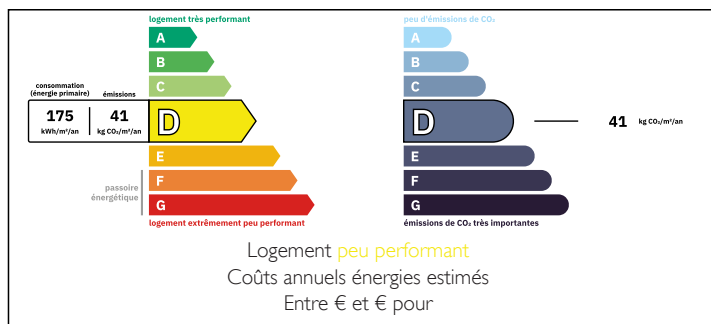
IN BRIEF

Aproximately 45 minutes from Aix-en-Provence you'll find this spectacular and unique property, a former "Maison d'hôtes". A stunning traditional Provençal stone house built in 1894, with beautiful original character details such as tomettes de Provence floor tiles, meticulously restored stone walls, preserved original wooden cabinets and beams, with around 3 meter high ceilings on all floors.

This wonderful home offers a spacious and bright living area, with south-facing views and where character meets modern demands and comfort.

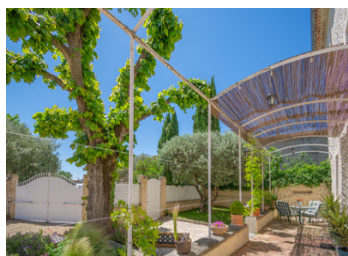
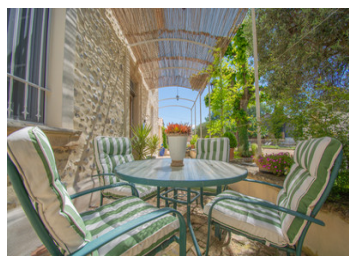
An single story annex with additional bedrooms, open plan kitchen and living area open up to the heated pool in a well-kept and relaxing garden. There is also an outdoor jacuzzi and indoor sauna with private shower.

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.



LOCAL TAXES

Taxe foncière: 2950 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Property with a main house and an annex of more than 317 m² in total, is laid out as follows:

Main house, built in 1894, total living area of 212,08 m²

Ground floor of approx. 70 m² with:

Bedroom 1 with ensuite shower room, WC, hall area, 27 m² in total

Bedroom 2 with ensuite shower room, WC, 27,9 m² in total

Main entry, hallway, staircase and access to basement cellar

1st floor of approx. 70 m² with:

Living/dining area of approx. 51 m²

Open plan kitchen of approx. 9,6 m²

WC and additional storage area

Staircase leading up to 2nd floor

2nd floor of approx. 70 m² with:

Bedroom 3 of approx. 14 m²

Bedroom 4 of approx. 13,5 m²

Bedroom 5 of approx. 14,7 m²

Bathroom approx. 9,9 m², with a bathtub, a shower, double wash basins, storage area

Office area of more than 5 m²

WC, storage

Staircase leading up to the 3rd floor

3rd floor – attic

Storage areas, one area large enough to be an additional room

A single story annex, built in 2005, total living area of 105,07 m²

Bedroom 6 of approx. 24 m², with ensuite shower room, separate WC, a loft, direct access to terrace by the pool

Bedroom 7 of approx. 24,7 m², with ensuite shower room, WC, direct access to terrace by the pool

Large living area with a open-plan kitchen, of approx. 57 m², direct access to terrace by the pool