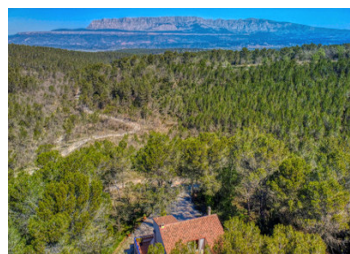
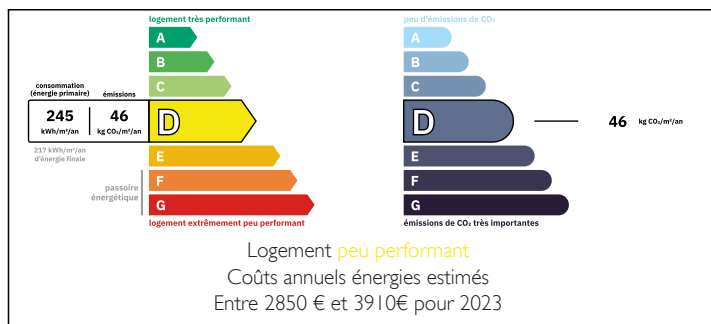


1/2 hour from Aix and Marseille, large villa nestled in the countryside with breathtaking views of St.Victoire

EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Belcodène
Department:	Bouches-du-Rhône
Bed:	4
Bath:	2
Floor:	134 m <sup>2</sup>
Plot Size:	10000 m <sup>2</sup>

## IN BRIEF

Just 30 minutes from Aix-en-Provence and Marseille, and only a few minutes from the charming Provençal village of Belcodène at the foot of Mount Sainte-Victoire, this high-quality property built in 1973 really caught my eye:

From its two terraces, it offers splendid views and benefits from spacious rooms, a swimming pool, absolute tranquility and a magnificent natural environment.

With 135 m<sup>2</sup> of floor space on the ground floor, garden level and first floor, surrounded by two large north and south terraces, set in a landscaped and wooded garden of 10,000 m<sup>2</sup>, it combines beautiful materials, offers total comfort and nice features such as: a beautiful open fireplace and a magnificent spiral staircase designed by Eiffel. The house has large rooms, including a spacious living room opening onto a generous fitted kitchen, four bedrooms, two of which are on the...

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

On the ground floor, there is a 16 m<sup>2</sup> garage and a basement with a 10 m<sup>2</sup> boiler room, a 27 m<sup>2</sup> workshop and a 16 m<sup>2</sup> cellar.

On garden level, there is a large 28 m<sup>2</sup> living room opening onto a 10 m<sup>2</sup> fitted kitchen, a 4 m<sup>2</sup> laundry room, a 5 m<sup>2</sup> shower room, a 9.50 m<sup>2</sup> bedroom 1, an 18 m<sup>2</sup> hallway/winter garden, a second bedroom of 11 m<sup>2</sup>, a veranda of 7.5 m<sup>2</sup> and a north-facing terrace of 26 m<sup>2</sup>.

On first floor, with total independent access for potential rental income as a bed and breakfast or the creation of an independent flat, a 15.50 m<sup>2</sup> office/hallway, a 13.50 m<sup>2</sup> bedroom 3 and an 11 m<sup>2</sup> bedroom 4 en suite, a 5 m<sup>2</sup> shower room with toilet, a 9 m<sup>2</sup> south-facing terrace.

Outside: A swimming pool adjoining the terrace on the garden level, a fenced garden with Mediterranean essences in the heart of the forest and ideal for accommodating horses, a shed.

I invite you to come and discover this haven of peace and quiet, only 30 minutes from the Mediterranean Sea, the Creek of Cassis, the Aix-en-Provence TGV station, and 40 minutes from Marseille Airport.

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

## NOTES