

Luxury Villa for Sale in Trets, Provence – 269 m Family Home with Infinity Pool, Independent Studio & 4,358 m



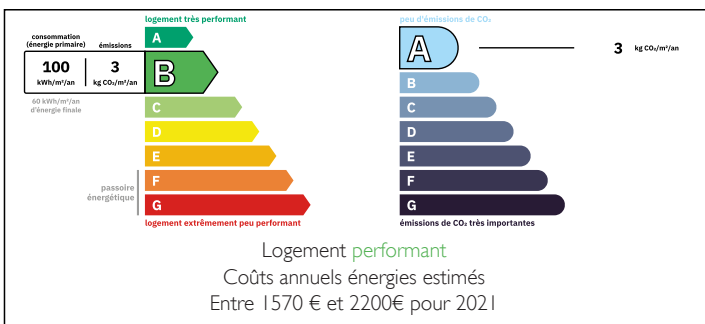
INFORMATION

Town:	Trets
Department:	Bouches-du-Rhône
Bed:	5
Bath:	2
Floor:	269 m ²
Plot Size:	4358 m ²

IN BRIEF

Located in a sought-after area of Trets, this exceptional property stands out for its generous areas, absolute tranquility, and unspoiled setting. Offering 269 m² of living space, complemented by a large basement an independent annex, and multiple flexible areas, it is ideally suited for a large family, entertaining, or a mixed residential and professional project. Set on a 4,358 m² landscaped plot, the property features outstanding outdoor amenities including an infinity pool, pool house, spacious terraces, and a pétanque court. Modern comfort features complete this rare opportunity in the area.

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

****Exceptional Property in Trets – Peaceful Location & Spacious Living****

Discover this exceptional home in a highly sought-after area of Trets, offering 269 m² of living space on a 4,358 m² landscaped plot*. Perfect for a large family or entertaining, the property combines comfort, generous volumes, and high-quality features.

Main House – 225 m²

* Ground floor: Entrance with dressing, bright living/dining room 51 m² opening onto terraces, fully equipped separate kitchen, pantry, master suite with ensuite bathroom, separate WC, and garage 27 m².

* First floor: Landing, attic converted into playroom 38.8 m², mezzanine, 3 bedrooms, bathroom with shower and bathtub, separate WC.

* Basement – 152 m²: 5 versatile rooms ideal for gym, home cinema, workshop, or storage.

Adjacent Space – 45 m²

Large room with mezzanine connected to the main living area, perfect as a home office, extra bedroom, or extension of the living room.

Independent Annex / Studio – ~34 m²

Living area with mezzanine, kitchenette, and bathroom with WC, ideal for guests or rental income.

Outdoor Living & Leisure**

* Infinity pool 12x6 m with pool house, summer kitchen, and pizza oven

* Large terraces

* Pétanque court and landscaped gardens

* Quiet and preserved environment

Comfort & Amenities

LOCAL TAXES

Taxe foncière: **3945 EUR**

Taxe habitation: **EUR**

NOTES