

## Charming Provençal House on 5,180 m Plot with Extension Potential in Saint Cannat - Near Aix-en-Provence



## INFORMATION

Town:	Saint-Cannat
Department:	Bouches-du-Rhône
Bed:	2
Bath:	1
Floor:	83 m <sup>2</sup>
Plot Size:	5180 m <sup>2</sup>



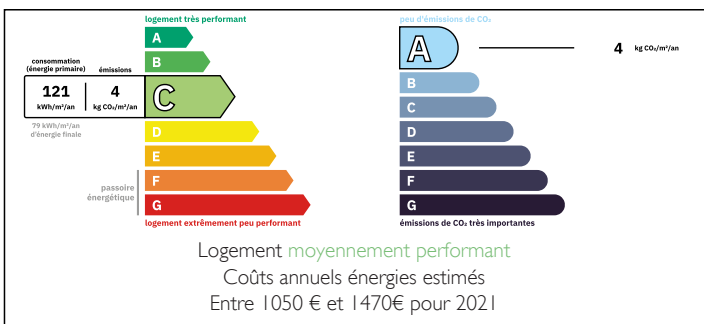
## IN BRIEF

Charming two-storey house in Saint-Cannat, offering a peaceful Provençal lifestyle just minutes from Aix-en-Provence. With approximately 84 m<sup>2</sup> of living space, the home features an entrance with storage, kitchen, dining area, two living rooms, two bedrooms, bathroom, separate WC, and laundry room, designed for modern comfort.

Set on a spacious 5,180 m<sup>2</sup> plot, the property ensures privacy, sun-soaked gardens, and outdoor leisure. A private above-ground swimming pool provides summer enjoyment, with potential for further outdoor enhancements.

Ideal as a family home, second residence, or renovation project, this property offers a rare chance to embrace the tranquil lifestyle of southern France.

## 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

Detached House for Sale with Pool and Large Garden in Saint-Cannat, Provence

Discover this charming detached house in Saint-Cannat, Provence, offering approximately 83 m<sup>2</sup> of living space with two bedrooms, two living rooms, kitchen, dining area, bathroom, WC, and laundry room. Ideal for families or as a second home in southern France, the functional layout is ready for modern living.

Set on a spacious 5,180 m<sup>2</sup> plot, the property offers privacy, sunny gardens, and outdoor living space in the heart of the Provençal countryside. Enjoy a private above-ground swimming pool, with room to enhance the gardens or add leisure features.

The home also has extension potential of up to 40 m<sup>2</sup> (subject to planning permission), making it a rare opportunity for a family home, holiday property, or renovation project. Located just minutes from Aix-en-Provence, this property captures the best of Provence real estate, peaceful country living, and southern France lifestyle.

With dual water supply (mains and canal) and provençal countryside charm, this property is ideal as a family home, second residence, or renovation project, offering a rare opportunity to enjoy peaceful life in southern France.

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES