

Between Aix and Marseille and only 30 minutes from Cassis, large Provençal property with high-end amenities



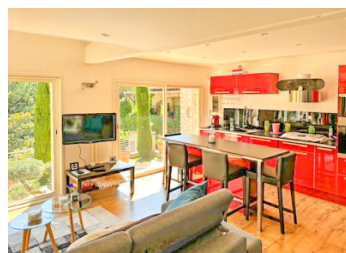
## INFORMATION

|             |                  |
|-------------|------------------|
| Town:       | Auriol           |
| Department: | Bouches-du-Rhône |
| Bed:        | 5                |
| Bath:       | 5                |
| Floor:      | 300 m2           |
| Plot Size:  | 12614 m2         |

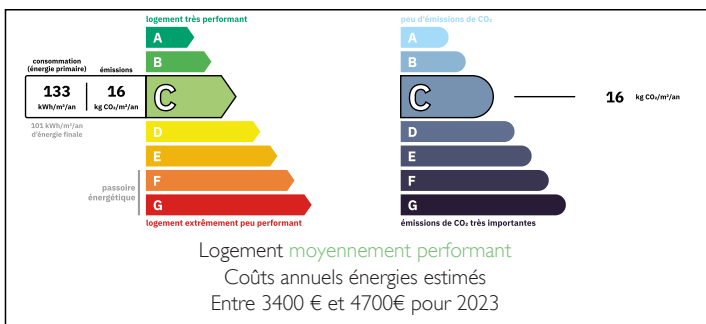
## IN BRIEF

This prestigious traditional Provençal villa of 300 m<sup>2</sup> is set in the heart of a landscaped and wooded garden of 12 600 m<sup>2</sup> and is composed as follows:

A hall, a separate fitted kitchen, a laundry room, a living room with bar, a dining room, a double suite with two bedrooms, a bathroom, and a toilet, a guest toilet; upstairs, a mezzanine office, two suites with shower rooms, a toilet, and a dressing room. A 50 m<sup>2</sup> one-bedroom apartment with a terrace and separate entrance. The outbuildings include a 50 m<sup>2</sup> garage, a utility room, and a wine cellar in the basement, as well as a pool house with a summer kitchen. The landscaped grounds feature a large swimming pool with a terrace, a pond, a golfpractice area, and a carport with a wallbox.

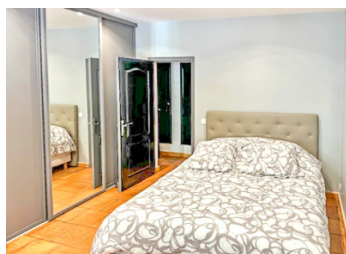


## ENERGY - DPE



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

Are you looking for peace and privacy? Do you want to be surrounded by nature while still being close to all amenities? Are you looking for a property with all the comforts and high-end amenities?

Whether your project is a family home, a family reunion with grown children or elderly parents, a vacation villa, or managing a bed and breakfast, this property is ideal!

This villa enjoys absolute peace and quiet in a bucolic setting at the foot of Sainte Baume, at the end of a cul-de-sac with access to the highway just a few minutes away.

The property benefits from high-end amenities including:

- Home automation, an alarm system, and video surveillance
- A living room with a fireplace, pool table, and bar
- A large 11m x 5m swimming pool with salt filtration and automatic electrolysis equipped with a heat pump
- A pond
- A golf practice
- A wine cellar
- A borehole and a spring
- A carport for 2 vehicles
- A 50 m<sup>2</sup> garage

Distance to Marignane airport: 45 minutes

Distance to Aix-en-Provence: 30 minutes

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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 foncière: 4487 EUR

Taxe habitation: EUR

## NOTES