

Vauvenargues, Provence—Prestige Property 334 sqm, Sainte-Victoire Views, 1.78 ha, Pool, 3 Beds, 2 Apt Indep.

EXCLUSIVE

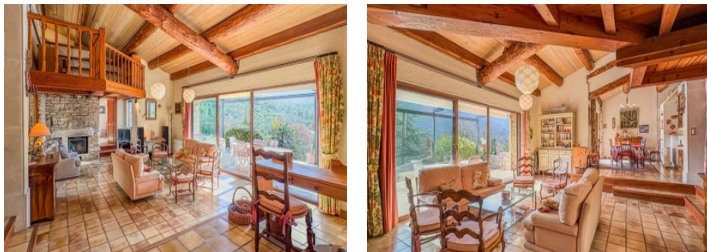


INFORMATION

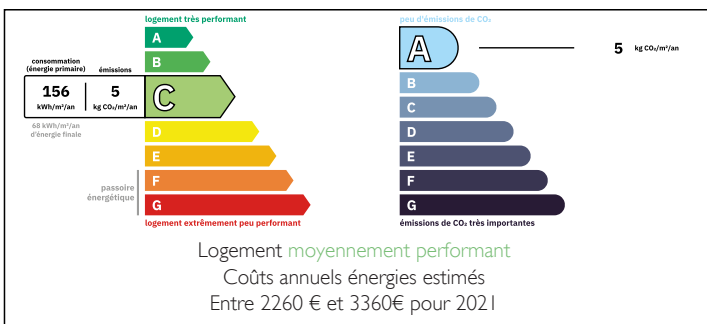
Town:	Vauvenargues
Department:	Bouches-du-Rhône
Bed:	6
Bath:	4
Floor:	334 m2
Plot Size:	17792 m2

IN BRIEF

Set in the heart of Provence near the charming village of Vauvenargues, this exceptional 334 sqm estate sits on 1.78 hectares of landscaped grounds with absolute privacy. Enjoy panoramic views of the iconic Sainte-Victoire mountain very close to Aix en Provence, abundant natural light, and a tranquil setting surrounded by nature. The property features 6 bedrooms, independent apartments, a pool, large terraces, and multiple outdoor living areas, perfect for family living, entertaining, or rental opportunities. With Provençal comfort, bright interiors, and generous volumes, this home combines authenticity, serenity, and timeless charm. Rare and highly sought-after, this Provence property offers an outstanding lifestyle and investment opportunity.



ENERGY - DPE



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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

Located in the heart of Provence, just minutes from the charming village of Vauvenargues, this exceptional 334 sqm estate on 1.78 hectares offers a unique lifestyle blending authentic Provençal charm, comfort, and absolute tranquility.

Surrounded by lush greenery and offering panoramic views of the majestic Sainte-Victoire mountain, this rare property is ideal for families, nature lovers, or as a rental investment. The village of Vauvenargues is also home to the famous Picasso Castle, which became a private residence later in the artist's life. It remains celebrated among art historians and Picasso enthusiasts as a place of late-life creativity and reflection, adding a unique cultural significance to the area.

Main Level – 195 sqm

The heart of the home features a spacious, bright reception area opening onto the garden and terraces, perfect for entertaining and enjoying Provençal life. The family kitchen is designed for comfort and conviviality, while three large bedrooms provide a serene and private retreat. South-facing exposure ensures abundant natural light throughout the day, enhancing the warm and inviting atmosphere of the property.

Upper Level – Independent 52 sqm T2 Apartment

An independent T2 apartment on the upper floor includes a private terrace overlooking the gardens and Sainte-Victoire mountain. Perfect for accommodating guests, housing family members, or offering seasonal rental potential, this apartment adds flexibility and value to the property.

Garden Level – 87 sqm T3/4 Apartment & Outbuildings

The garden level includes an 87 sqm T3/4 apartment, ideal for extended family or guests. This

LOCAL TAXES

Taxe habitation: EUR

NOTES