

## Renovated Stone House with Alpilles Views & Roof Terrace – Steps from the Village of Maussane



## INFORMATION

Town:	Maussane-les-Alpilles
Department:	Bouches-du-Rhône
Bed:	2
Bath:	2
Floor:	148 m <sup>2</sup>
Plot Size:	633 m <sup>2</sup>

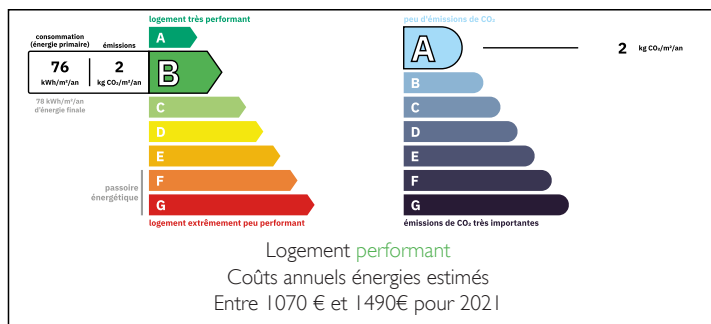
## IN BRIEF

Just steps from the centre of Maussane-les-Alpilles, this beautifully renovated stone home offers bright, loft-style living with elegant, easy-care contemporary interiors, a cathedral ceiling, exposed beams, and a spacious open-plan kitchen, dining, and lounge. Large glass doors open onto a south-facing terrace and a north-facing garden.

A mezzanine overlooks the living area, ideal as a study or occasional guest space. Two en-suite bedrooms open onto the terrace, including a principal suite with a walk-in wardrobe and full bathroom.

Outdoors, a shaded terrace beneath a magnificent plane tree, complemented by a fountain, creates a peaceful setting. An exterior staircase leads to a roof terrace with views of the Alpilles, as well as a grenier for additional storage.

## 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

Nestled in the heart of Maussane-les-Alpilles, this beautifully renovated stone house combines authentic Provençal character with elegant contemporary design. Thoughtfully reimagined, the property offers a luminous loft-style layout with seamless indoor-outdoor living.

The main living area is truly striking: a vast open-plan space enhanced by a cathedral ceiling, exposed beams, and natural stone walls. Bathed in light, it brings together the kitchen, dining, and lounge areas in one harmonious volume. Large glass doors open onto a sun-drenched south-facing terrace, while a garden to the north provides additional outdoor living and welcome shade in summer.

A wide spiral staircase leads to a versatile mezzanine overlooking the living space -ideal as a study, library, guest accommodation, or creative studio.

The property offers two elegant bedroom suites:

- A spacious master suite with walk-in wardrobe and full en-suite bathroom, opening directly onto the terrace
- A second bedroom with en-suite shower and basin, also with direct access to the terrace.
- A separate guest WC completes the layout.

Outside, the charm continues with a landscaped garden and terrace shaded by a magnificent mature plane tree - perfect for long Provençal lunches from spring through autumn. A fountain enhances the tranquil setting.

Additional features include a large cellier, carport, private parking, electric gate, an energy-efficient puits canadien (natural cooling and pre-heating system), and a pellet-burning stove.

An exterior staircase leads to an upper level featuring a roof terrace set above the treetops, offering leafy green surroundings and views towards the Alpilles, as well as a grenier...

## LOCAL TAXES

Taxe foncière: **1433 EUR**

## NOTES