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Ref: A42528GLG13 Price: 1 170 000 EUR

agency fees to be paid by the seller

Luxury Estate Vauvenargues, Provence – 334 sqm, Sainte-Victoire Views, 1.78 ha, Pool & 2 Independent Apartment

EXCLUSIVE







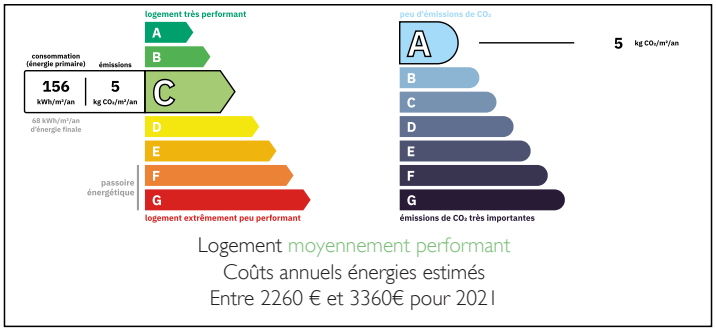








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2260 € et 3360€ pour 2021

INFORMATION

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

IN BRIEF

Discover an exceptional estate in Vauvenargues, Provence, just minutes from Aix-en-Provence and overlooking the iconic Sainte-Victoire Mountain. Set on 1.78 ha of private landscaped grounds, this 334 sqm property offers breathtaking panoramic views, absolute tranquility, and abundant light. The estate features 6 bedrooms, 2 independent apartments, spacious reception areas, a family kitchen, 3 sunny terraces, a secure swimming pool, garages, cellar, and beautifully maintained gardens with automatic irrigation. Perfect as a family residence, luxury holiday home, or high-yield rental investment, it combines authentic Provençal charm with modern comfort, including a heat pump and reversible air conditioning. Located near the historic Picasso Château and surrounded by renowned hiking and cycling trails, this rare property offers an outstanding lifestyle in one of Provence's most sought-after locations. A unique opportunity to own an exceptional home in the heart of Southern France.

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.

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NOTES

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