

Elegant Provençal property with pool and separate accommodation on 11000 m . Near Le Tholonet Aix en Provence



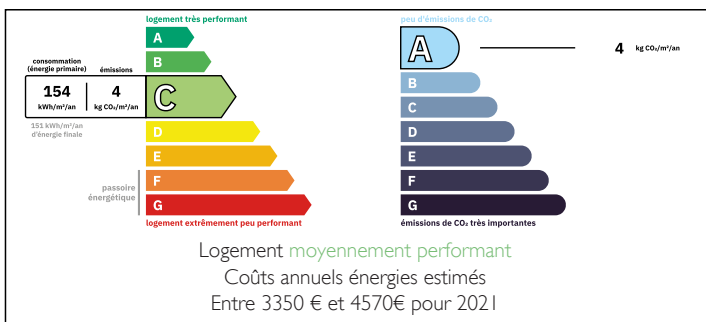
INFORMATION

Town:	Châteauneuf-le-Rouge
Department:	Bouches-du-Rhône
Bed:	4
Bath:	2
Floor:	250 m2
Plot Size:	11000 m2

IN BRIEF

Near Le Tholonet, this elegant 253 m² Provençal property sits within 1.1 hectares of enclosed, landscaped grounds in a peaceful and unspoilt setting. The ground floor features a spacious 80 m² living and dining room with a magnificent statement fireplace, a fully equipped kitchen, a master suite and a second bedroom with a shower room. Upstairs, three additional bedrooms and a shower room complete the accommodation. Outside, a swimming pool, summer kitchen and charming pergola provide the perfect setting for enjoying the Provençal lifestyle. A fully renovated, independent 60 m² tower, currently used as a holiday rental, generates approximately €15,000 in annual rental income.

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

Set in peaceful, unspoilt Provençal surroundings, this property offers 253 m² of living space on 1.1 hectares of enclosed, landscaped grounds. Generous interiors, a swimming pool and a beautifully renovated 60 m² independent tower combine to create a home with plenty of character. The tower is currently used as holiday rental accommodation, generating approximately €15,000 in annual rental income.

The villa blends the enduring charm of traditional materials with high-quality finishes and spacious, elegant interiors. Its welcoming atmosphere and generous proportions give the property a distinctive Provençal character.

On the ground floor, an entrance hall leads to an impressive 80 m² living and dining room, featuring a striking monumental fireplace. The fully equipped kitchen includes space for dining. This floor also has a spacious principal suite and a second bedroom with a shower room.

Upstairs, three further bedrooms and a shower room complete the accommodation.

Outside, the landscaped garden provides a beautiful setting in which to enjoy the Provençal lifestyle. The swimming pool is complemented by a summer kitchen, while an attractive pergola creates a shaded spot for outdoor dining and entertaining.

A fully renovated, independent 60 m² tower offers additional accommodation for family and friends, allowing them to enjoy their own space. Currently operated as a holiday rental, it generates approximately €15,000 in annual rental income.

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

NOTES