



House

VILLELAURE (84)

**1 200 000 €\***

\* Agency fees to be paid by the seller



178 m<sup>2</sup>



5 pièce(s)

## PROPERTY DESCRIPTION

20 minutes from Aix-en-Provence, in the village of Villelaure, with a view of the Sainte Victoire, come and discover a villa full of character:

Nestled within the grounds of a 1500 m<sup>2</sup> park secured by an automatic gate, sheltered from everything opposite and in absolute calm, the 178 m<sup>2</sup> property is revealed around an alley lined with rosebushes and cypresses. We enter the house through a hall equipped with a pretty mirror dressing room which opens onto a living space of 45 m<sup>2</sup> facing south, very bright. A fully equipped American kitchen of more than 10m<sup>2</sup> and its adjoining pantry of more than 7m<sup>2</sup>, an office of 8.50m<sup>2</sup> and a bathroom complete this living space.

On one level, a first sleeping area has been created: a suite of more than 20m<sup>2</sup>, with dressing room, shower room and private WC which opens via a large bay window onto the travertine terrace and the swimming pool. Upstairs, the sleeping area includes three new suites, each benefiting from a bathroom area: a first of 25 m<sup>2</sup> with dressing room, spa bathroom, walk-in shower and private WC; a second of 18m<sup>2</sup> with its bathroom and dressing room, and a third of 21m<sup>2</sup> with a dressing room and a bathroom. We find at this level, very beautiful services, in particular in the decoration of the parts of water. An additional toilet completes the level.

The crush extends outside: A travertine terrace of more than 30m<sup>2</sup> protected by a pergola and its vine, allows us to access a salt swimming pool, rare by the size of 12\*6 lined with stone. 'Egypt. The garden planted with tropical plants is perfectly maintained thanks to a robot and the presence of a borehole. We continue by the pool to access a covered space of 37m<sup>2</sup>, including a summer kitchen, fully equipped, a living room and an adjoining workshop. Still very nice amenities in this place, between wood frame and high-end Byzantine tiling. We continue in a second garden which offers a vegetable patch and houses the pool house and the fully automated pool control unit... The garden is protected and fenced by a high hedge which protects the house from everything overlooked.

Everything has been thought out in this property in terms of comfort: an insert fireplace, underfloor heating, reversible air conditioning on the ground floor, and latest generation radiant heaters ensure well-being upstairs.

An alarm equips the entire property. Perfectly maintained, benefiting from top-of-the-range services in all interior and exterior spaces, the decoration is a judicious mix between contemporary spirit and Byzantine atmosphere, out of sight, and offering a very beautiful unobstructed view of the surrounding valleys, come share our crush!

Do not hesitate to contact for a visit of this house. Estimated amount of annual energy expenditure for standard use: €1022.98 per year.

Average energy prices indexed to the year 2022 (including subscriptions).

The fees are the responsibility of the seller.

Le Diagnostic de Performance Energétique(DPE) a été réalisé selon une méthode valable mais non fiable et non-opposable.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr).

**\*\* ENGLISH SPEAKERS:** please note that CapiFrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our CapiFrance website directly. We look forward to finding your dream home!



**Sylvie GRUNDER**

**LANCON-PROVENCE  
(13680)**

Agent

RSAC : 834 734 113 00014  
Courts service city : SALON  
DE PROVENCE

**(+33)6 66 44 77 37**

## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 819916  
Property type ..... House  
Exposure ..... South  
View ..... Vue dégagée, sur Jardin

### SURFACES

Living space ..... 178 m²  
Living room surface ..... 45 m²  
Land surface ..... 1500 m²

### COMPOSITION

Number of rooms ..... 5

### DPE/GES

DPE ..... 178  
GES ..... 9

### APPENDIX

Parking ..... extérieur  
Parking space ..... 1  
Videophone ..... Non

### SERVICES

Heater ..... électricité économique  
Heater ..... climatisation réversible  
Kitchen ..... équipée



CAPIFRANCE  
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez  
CS 70058 34 473 Pérols Cedex  
RCS de Montpellier n° 441 338 985  
SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle