



Property

SALON DE PROVENCE (13)

1 450 000 €*

* Agency fees to be paid by the seller



485 m²



17 pièce(s)



10 chambre(s)

PROPERTY DESCRIPTION

BACK ON SALE! A few minutes from the city center Salon, in a green setting, how can you imagine that this 18th century Bastide, and its 485 m², is nestled in the heart of a 3,300 m² park with three-hundred-year-old trees. Let's discover together this exceptional estate, through the quality of its renovation which respected the authenticity of the place. Judge for yourself: we access the estate via a secure double gate from the rear of the Bastide. After walking along the paths, among the fruit trees, we discover the Bastide: 120 m² of a first south-facing terrace borders the residence. We reach a veranda, an old hall with beams 4 meters high, transformed into a living room of 80 m² exceptional for several reasons: Egyptian stones on the floor, large jacuzzi and tiled stove; a huge bay window facing south opens onto a 17*7 swimming pool with counter-current swimming lane. This living room allows us to access one of the rare assets of this bastide: a 36 m² stone vaulted cellar! Adjoining the SPA, a 28m² wellness room equipped with a sauna and a hammam jet shower. As an extension of this living room, let's discover a space which can be independent: a bedroom of 35 m², opening onto the garden, with an imposing French fireplace, two dressing rooms, a bathroom of 8 m², an equipped kitchen and a separate toilet. Let us now visit the heart of the Bastide: we enter a large room of 43 m²; a sumptuous French fireplace reigns over the room and diffuses its heat through a conduit throughout the entire floor. A living room bathed in southern light overlooks the park, followed by a first living area, extended by a fully equipped kitchen of 18 m². On this level we find another bedroom, which, like all the bedrooms in the Bastide, has its bathroom area, always harmonized with the colors of the room in contemporary materials; A 23m² mezzanine overlooks the living room and serves 4 mini suites of 13 to 20m², including one with a veranda and a 13m² office bedroom; a bathroom completes the level. We leave the Bastide to access the park and the courtyard which borders the swimming pool for 120 m². A double fireplace offers a barbecue area commensurate with the place, facing an 80 m² solarium area. A 20 m² "guest house" with shower room and WC, opening onto the park, completes the place. The property also includes a 55 m² caretaker's house with its exterior, completely independent with another entrance off the property. This T3 house with equipped kitchen is currently rented for €810, which covers all land charges, insurance and part of the heating of the Bastide. In terms of services: the well-being of the place is ensured by an excellent oil-fired boiler, reversible split air conditioning units are installed in the secondary part of the Bastide. The rare asset of the place: the Bastide is completely self-sufficient in water: canal water for the park (automatic watering) and drilling with UV filter which supplies the house. A closed garage of 16 m², a covered area at the entrance and a paved space allows parking at least 6 vehicles. Words are not enough to describe the place, come visit and experience the emotion it provides... Marignane airport 30 minutes away, AIX TGV station 30 minutes away, Aix en Provence 23 minutes away and Marseille 30 minutes away.

Les honoraires sont à la charge du vendeur.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : 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!



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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 834427

Property type Property

View Vue Panoramique, sur Jardin, sur Piscine

SURFACES

Living space 485 m²

Land surface 3521 m²

COMPOSITION

Number of rooms 17

Number of bedrooms 10

Number of bathrooms 1

Toilets count 6

Washrooms 8

DPE/GES

DPE 169

GES 34

APPENDIX

Parking extérieur

Parking space 6

Garage 1

Cellar 1

Videophone Oui

SERVICES

Air conditioning Yes

Heater climatisation réversible

Heater bois

Heater fuel

Kitchen aménagée

Intercom Yes



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SAS au capital de 100.000 euros

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