



House

SAINT CANNAT (13)

990 000 €



170 m²



5 pièce(s)



4 chambre(s)

PROPERTY DESCRIPTION

SAINT CANNAT, here is a splendid property carried out according to the rules of the Art by the renowned architect Jean Luc Massot. With beautiful volumes and details, this very pretty residence will seduce you with its many assets.

Covering an area of 170 m², the ground floor is structured as follows: a beautiful arched entrance leads to the living room of 45 m² with fireplace, high ceilings, and facing south. The independent and fully equipped kitchen including a gas barbecue and extractor hood, and access to the covered terrace, will suit you with its surface area (25 m²): a real friendly room for family meals.

A pantry full of storage is adjoining. A charming bedroom with a view of the swimming pool and access to the terrace, and its bathroom with a spacious Italian shower complete this level.

A beautiful staircase leads to the floor composed of 2 beautiful bedrooms, one with a large dressing room, a bathroom and a beautiful open room currently an office.

The set is set on a plot of 1280 m² with a very pleasant swimming pool area, a 50m² terrace in freestone from the rock of Espeil, and a pleasant garden with harmonious vegetation, a beautiful gravelled driveway giving presence to the environment, without forgetting the veranda, currently a place dedicated to the SPA. We will remember: the quality of the materials and the sense of detail: unity of the floors in artisanal terracotta from Salernes, beams on clogs upstairs, underfloor heating on the ground floor, shutters in Provençal double blade wood, the roof with old tiles coming from a country house in the Luberon, the boat floor in ipé of the SPA...

The surprise: a beautiful cellar with a home cinema.... In summary, a multitude of finishes that make it a rare property, full of character, located in the heart of the no less charming and family-friendly village of Saint-Cannat, from which you will only need about fifteen minutes to reach Aix en Provence. Les honoraires d'agence sont à la charge de l'acquéreur, soit 4,21% TTC du prix hors honoraires.

Le Diagnostic de Performance Énergétique(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.

**** 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!



Virginie CARETTE

**AIX-EN-PROVENCE
(13090)**

Agent

RSAC : 538 939 281 00019

Courts service city : AIX EN
PROVENCE

(+33)7 57 50 01 22

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 845431

Property type House

Year of construction 1998

Exposure S-E

View Vue sur Jardin, sur Piscine

SURFACES

Living space 170 m²

Living room surface 45 m²

Land surface 1280 m²

COMPOSITION

Number of rooms 5

Number of bedrooms 4

Number of bathrooms 1

Toilets count 2

Washrooms 1

Terrace 1

DPE/GES

DPE 133

GES 40

APPENDIX

Parking extérieur

Parking space 2

Cellar 1

Videophone Oui

SERVICES

Heater fuel

Kitchen équipée

Swimming-pool Yes



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