



House

LAMANON (13)

1 595 000 €*

* Agency fees to be paid by the seller



300 m²



11 pièce(s)



6 chambre(s)

PROPERTY DESCRIPTION

Ten minutes from Salon de Provence, close to the Château de Lamanon, come and discover this exceptional property. In the heart of a park of more than 1 hectare where a legendary 300-year-old tree stands, take the path lined with cypresses which leads us to this 300M2 residence nestled out of sight. Past the pool and the pretty south-facing terrace, we enter a stylish hall which opens the doors to a rare living space: a 67m2 living room, where contemporary design meets the spirit of old Provençal residences. ; under 3 meters of ceiling, a majestic French fireplace sits in the center. Let's continue the discovery with a fully equipped contemporary kitchen of 20M2 with its central island. A corridor leads us to the sleeping area and serves 5 beautiful bright bedrooms between 13 and 17M2 with oak parquet floors; a modern bathroom with walk-in shower and a marble bathroom with free-standing bathtub, as well as an independent XC enhances this sleeping area. A 16 m2 library office completes this ground floor. Let's discover new large volumes upstairs: a 47 M2 room facing south with a breathtaking view of the park, which can be converted into an office, an artist's studio or a large independent studio, since a bathroom is present on the landing. On this same level we access the attic and a spacious convertible attic with high ceilings where we can imagine a 75M2 apartment with future openings. We still have to visit the basement, divided into two spaces: a room of 11M2, and a wine cellar of 14M2 as well as a technical room. The comfort of this large residence is ensured by a very recent latest generation oil boiler, a water softener, and of course the pleasure of a large insert fireplace. The sumptuous green spaces are maintained thanks to automatic watering and benefit from canal water; the park is embellished by a path of light which leads us from the electric gate to the property. A 30m2 closed garage with workshop is attached to the rear of the house. The place still has many surprises in store for you, because there is still great development potential on these 1.3 hectares... At the gates of the Alpilles, a magical area for lovers of nature and serenity to discover without delay! Contact Sylvie Grunder, EU CapiFrance sales agent, on 06 66 44 77 37 or by email sylvie.grunder@capiFrance.fr

Fees are the responsibility of the seller.

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!



Perrine STAROT

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(13680)**

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 845559

Property type House

Year of construction 1958

Exposure South

View Vue dégagée, sur Jardin

SURFACES

Living space 300 m²

Living room surface 68 m²

Land surface 13000 m²

COMPOSITION

Number of rooms 11

Number of bedrooms 6

Number of bathrooms 2

Toilets count 4

Washrooms 1

Terrace 1

DPE/GES

DPE 206

GES 49

APPENDIX

Parking couvert

Parking space 10

Garage 1

Cellar 1

Videophone Non

SERVICES

Heater bois

Heater fuel

Kitchen aménagée



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

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