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## Superb Property For Sale With An Alpilles View

**Noves , Bouches-du-Rhône , Provence-Alpes-Cote-d'Azur**



# €3,500,000

**inc. of agency fees**

**6 Beds      480 sqm      3.8 ha**

Discover this exceptional property, nestled in the heart of a 3.8-hectare estate, offering breathtaking views of the Alpilles....

### At a Glance

|                  |                 |                |       |                  |            |
|------------------|-----------------|----------------|-------|------------------|------------|
| <b>Reference</b> | MFH-EMV84889685 | <b>Near to</b> | Noves | <b>Price</b>     | €3,500,000 |
| <b>Bed</b>       | 6               | <b>Pool</b>    | No    | <b>Hab.Space</b> | 480 sqm    |
| <b>Land</b>      | 3.8 ha          |                |       | <b>Land Tax</b>  | N/A        |

### Property Description

Discover this exceptional property, nestled in the heart of a 3.8-hectare estate, offering breathtaking views of the Alpillles.

The main house spans 480 m<sup>2</sup>, including 70 m<sup>2</sup> of basement and 60 m<sup>2</sup> of outbuildings consisting of a living room and 2 bedrooms. In the basement, a vast 100 m<sup>2</sup> garage provides more than generous parking space. The property also features two spacious terraces, perfect for enjoying the panoramic views.

The black infinity pool, measuring 17 x 3.6 m with a depth of 1.5 m, is equipped with a sand filtration system and bromine treatment. A jacuzzi and hammam are available, as well as a Nordic bath.

The interior of the house benefits from underfloor heating and cooling, ensuring optimal thermal comfort throughout the year. Thermal break aluminum joinery by Teknal offers exceptional insulation and effective UV protection. Polished concrete floors add a modern and refined touch to the entire space.

This property also includes a fully equipped Airstream caravan, perfect for unique stays or for hosting guests in an original way.

The automated gate enhances security, although the property is not fully fenced.

In summary: 4 bedrooms in the main house, each with a dressing room, toilets, and en-suite bathroom. A large office that can be converted into a 5th bedroom. An immense living room with views of the Alpillles. A back kitchen. A large 60 m<sup>2</sup> basement with a TV room and a very nice wine cellar. An independent apartment with a living room/kitchen and 2 independent bedrooms.

Summary

|                |                   |
|----------------|-------------------|
| Property type: | Countryside house |
| Bedrooms:      | 6                 |
| Price          | €3,500,000        |

Key Information

|                          |         |
|--------------------------|---------|
| Internal Area:           | 480 sqm |
| Land Area:               | 3.8 ha  |
| Number of<br>Fireplaces: | 1       |

Property Features:

- Air-conditioning

|                          |     |
|--------------------------|-----|
| Has Air<br>Conditioning? | Yes |
|--------------------------|-----|

Location: Provence-Alpes-Cote-d'Azur



## Gallery

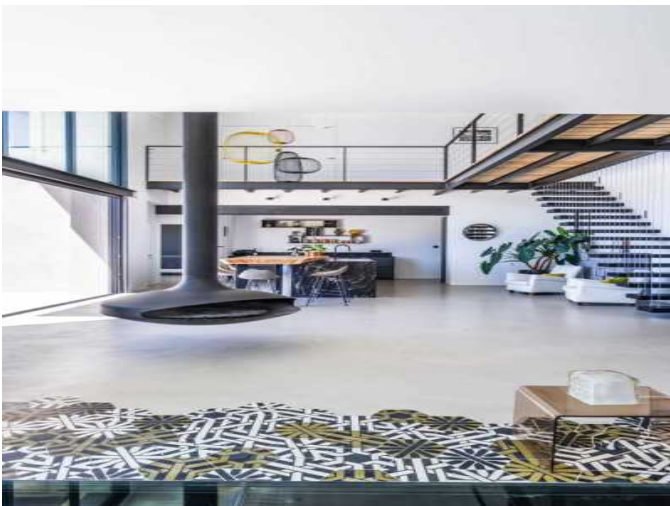


















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**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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