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Beautiful Stone House In Les Baux-de-provence

Les Baux-de-Provence , Bouches-du-Rhône , Provence-Alpes-Cote-d'Azur



€2,695,000

inc. of agency fees

3 Beds 183 sqm 1.53 ha

Nestled in the heart of the Alpilles, in Les Baux-de-Provence, this magnificent character house is imbued with authenticity....

At a Glance

Reference MFH-EMV85299130

Bed 3

Land 1.53 ha

Near to Les Baux-de-Provence

Pool Yes

Price €2,695,000

Hab.Space 183 sqm

Land Tax N/A

Property Description

Nestled in the heart of the Alpilles, in Les Baux-de-Provence, this magnificent character house is imbued with authenticity. Set on a vast plot of over 1.5 hectares, this residence offers complete privacy, with no overlooking neighbors, and boasts exceptional panoramic views.

With a living area of approximately 180 m², plus an attached 25 m² garage that could easily be transformed into additional living space, the main house is spread over two levels:

Ground floor: A welcoming entrance hall with guest WC, a large bedroom with a private bathroom and direct access to the south-facing terrace. The Provençal-style kitchen, with an adjacent pantry, opens onto a spacious living-dining room with a beautiful high ceiling and a large fireplace, perfect for cozy evenings.

Upstairs: Two lovely bedrooms, each with its own private, covered terrace, sharing a large bathroom.

Additional features:

An independent 34 m² apartment with one bedroom, a living room, a kitchenette, and a bathroom, ideal for hosting guests or generating rental income.

A tiled, enclosed garage with a laundry area, offering parking space and the possibility of converting it into additional living space (extra bedroom).

A beautiful outdoor terrace, partially covered, with a barbecue area and an open-air summer dining room that completes this property.

A superb 11x5 meter pool, secured by an electric rolling cover.

A pétanque court for enjoying leisurely moments with family and friends.

Large underground cellars, perfect for storage and organization.

The landscaped grounds, featuring large cypress trees, olive trees, and pines, benefit from an exceptional setting, overlooking the surrounding rocks and countryside.

The house is equipped with wooden windows with double glazing and shutters. Heating is provided by reversible air conditioning throughout the house, complemented by a few electric radiators. Fiber-optic internet is available to meet your digital needs.

Information about the risks this property may be exposed to is available on the Géorisques website:

Summary

Property type:	Countryside house
Bedrooms:	3
Price	€2,695,000

Key Information

Internal Area:	183 sqm
Land Area:	1.53 ha
Number of Fireplaces:	1

Property Features:

- Air-conditioning

Swimming Pool? Yes

Has Air
Conditioning? Yes

Has Alarm Yes

Location: Provence-Alpes-Cote-d'Azur



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S. and L. BROWN



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