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Exceptional Property In The Heart Of The Alpilles In Eygalières

Eygalières , Bouches-du-Rhône , Provence-Alpes-Cote-d'Azur



€5,900,000

inc. of agency fees

3 Beds 350 sqm 0.65 ha

Explore this magnificent property ideally located at the foot of the Alpilles in Eygalières. Nestled in the heart of a wooded, landscaped, and enclosed park, offering absolute tranquility. It consists...

At a Glance

Reference MFH-EMV83525310
Bed 3
Land 0.65 ha

Near to Eygalières
Pool Yes

Price €5,900,000
Hab.Space 350 sqm
Land Tax N/A

Property Description

Explore this magnificent property ideally located at the foot of the Alpilles in Eygalières. Nestled in the heart of a wooded, landscaped, and enclosed park, offering absolute tranquility. It consists of a main house and two independent buildings, blending discretion and refinement, with high-quality features.

Built in 2008 with traditional materials, this residence underwent a complete renovation in 2019, overseen by Provencal architects of great renown.

Once you cross the spacious entrance hall, where you'll find a dressing room and a guest toilet, you will discover a vast, light-filled living space adorned with a fireplace, as well as a fully-equipped, high-end kitchen, complemented by a discreet and comfortable second kitchen adjacent. The library, also equipped with a fireplace, is perfect for work or relaxation.

The elegant stone staircase leads you to the upper floor, where you will find two bedrooms, each with a spacious bathroom. One of them, covering a generous area of approximately 60 square meters, offers a large dressing room and a private balcony allowing for a panoramic view of the park.

The basement houses an impressive wine cellar, a spacious storage room, and a toilet.

Independently and nearby, you will find a large laundry room with an adjoining bathroom. This space could easily be converted into an additional suite.

Finally, nestled beneath the trees, a second outbuilding offers a comfortable bedroom with its own bathroom.

Outside, numerous shaded terraces invite you to relax and offer several perspectives of the beautiful garden designed and created by a famous landscaper. Several paths wind through the estate and lead to the heated 17-meter by 4-meter swimming pool, a space conducive to relaxation."

The property is also secured and equipped with the latest technologies. Do not miss this unique opportunity to acquire a prestigious residence that combines Provencal charm with modernity.

Information about the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr VP614

Summary

Property type:	House
Bedrooms:	3
Price	€5,900,000

Key Information

Year Built:	2008
Internal Area:	350 sqm
Land Area:	0.65 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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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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C. BAUER – Sunday Times

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