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## Exceptional Property In The Heart Of The Alpilles

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, nestled in the heart of a wooded, landscaped, and enclosed park, offering absolute tranquility. It consists of a main house...

### At a Glance

<b>Reference</b>	MFH-EMV83525310	<b>Near to</b>	Eygalières	<b>Price</b>	€5,900,000
<b>Bed</b>	3	<b>Pool</b>	Yes	<b>Hab.Space</b>	350 sqm
<b>Land</b>	0.65 ha			<b>Land Tax</b>	N/A

### Property Description

Explore this magnificent property ideally located at the foot of the Alpilles, 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 Provençal 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 Provençal charm with modernity.

Information about the risks to which this property is exposed is available on the Georisques website:  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr) VP614

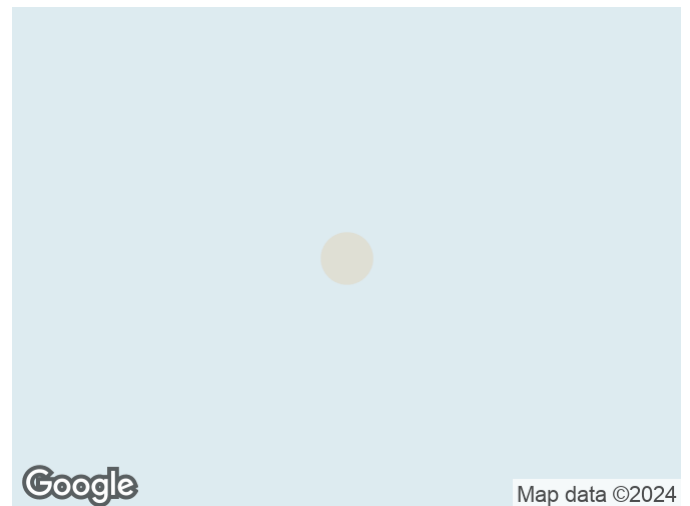
## Summary

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



## Gallery







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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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