

1 870 000 €

Contact agency

Scandimmo

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For sale contemporary house

14 rooms

Surface : 395 m<sup>2</sup>

Surface of the living : 40 m<sup>2</sup>

Surface of the land : 4000 m<sup>2</sup>

Exposition : Sud

View : Jardin

Inner condition : excellent

External condition : exceptional

Features :

heated pool, CALM, Accès PMR, AIR CONDITIONING, Walking distance to shops, double glazing, ALARM, fireplace, No opposite, CRAWL

7 bedroom

5 terraces

1 bathroom

3 showers

4 WC

1 garage

6 parkings

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

19/05/2024 - Prix T.T.C



## Contemporary house 738 Maussane-les-Alpilles

MAIN HOUSE + GUEST HOUSE - A BEAUTIFUL PROPERTY IN THE HEART OF THE ALPILLES Magnificent contemporary property with an ideal location close to the shops of Mouriès. It is composed of a main house, an apartment with access from inside and outside, 2 garages, summer kitchen, a workshop, a separat gym and an independant guest house with 2 bedrooms. MAIN HOUSE : On the ground floor there is a large entrance hall with separate toilet, a living room, a dining room with an Italian stove, a superb custom-made fitted kitchen offering a lovely view of the garden, a spacious, very pleasant and bright living room. with its 40 m<sup>2</sup> and beautiful volumes under the ceilings, insert and access to terrace and swimming pool via pocket doors. There is also a single-storey master suite accessible to people with reduced mobility with its bathroom and terrace. You go upstairs via a very beautiful staircase to access a living room/billiard room, a magnificent master bedroom with access to a terrace and balcony overlooking the grounds as well as a beautiful private bathroom with a large shower and sink. Separate WC. On this level there is also a corridor leading to a small office, two dressing rooms and the entrance to the apartment with two bedrooms, a bathroom with toilet and sink, and a pretty, bright living room/kitchen with access to a private terrace. This apartment benefits from a separate entrance via the private terrace and can easily be rented if desired. There is also an additional bedroom on the top floor with a small view



several relaxation areas where you can enjoy the magnificent heated infinity pool (10 x 5 m), the air-conditioned gym, the jacuzzi, the playing field. boules, the summer kitchen with an adjoining workshop with water and electricity, the orchard and the beautiful Japanese lawn on the vegetable garden side. Double garage. The house has a lot of potential and can be arranged according to desires and needs – it is just as perfect as a primary residence or as a secondary residence.

GUEST HOUSE : This house is approx 65 m2 and offers a living, a kitchen, 2 bedrooms and a bathroom. It has a separate access and benefits of a small garden of around 300 m2. The house is close to a golf course (Golf de Servanes – 18-hole course) for those who like golf, and for those who like hiking and mountain biking – the Alpilles offer a multitude of trails to explore. For any inquiries about this property, please contact Ida on 06 62 68 66 14.

Fees and charges :

1 870 000 € agency fees 3,74% à the responsibility of the buyer included