

949 000 €

Contact agency

Agence Gai Soleil

17 Place du marché

34440 Nissan Lez Enserune

09 81 62 37 00 / agence\_gai\_soleil@bbox.fr

For sale property

14 rooms

Surface : 560 m<sup>2</sup>

Surface of the land : 5600 m<sup>2</sup>

Year of construction : 1973

Exposition : Plein sud

View : Parc

Hot water : Solaire

Inner condition : to modernize

External condition : GOOD

Couverture : tiling

Features :

fireplace, Bedroom on ground floor, double glazing, Automatic Watering, Laundry room, Automatic gate, CALM

7 bedroom

2 terraces

3 bathrooms

3 showers

3 WC

3 garage

6 parkings

1 cellar

Document non contractuel

17/05/2024 - Prix T.T.C



## Property 9668 Saint-Martin-de-Crau

SAINT-MARTIN-DE-CRAU, In a green setting, Imposing and dominant architect's villa of 561 m<sup>2</sup> living space with 140 m<sup>2</sup> of outbuildings (including various rooms and a triple garage) in R+1 on a hill, built in the middle of a wooded park of around 5600 m<sup>2</sup>. In a rural area, on the edge of the village, located in the Alpilles Regional Natural Park, a few kilometers from the Alpilles massif, Les Baux de Provence as well as 30 kilometers from the Mediterranean and equidistant from the cities of Arles and Salon de Provence. The healthy building, built with traditional materials in the 1970s (1973), has 14 rooms including 6 bedrooms, 3 bathrooms and 3 shower rooms. Well thought out, functional, facing south with many rooms converging on a bright interior patio, distributed over its 2 levels, it offers future owners various opportunities: large family home, guest room, co-living room for employees ( international logistics brands, oil companies in the immediate vicinity) or a tourist project with an environment of emblematic tourist sites (Baux de Provence, Arles, Camargue, in particular). The exteriors have a dovecote, a kennel, a vegetable garden, an installation of photovoltaic panels (oversized for the construction of a swimming pool). The park, landscaped with many Mediterranean species, automatically watered by a borehole (33 meters deep) is perfectly maintained. The property requires updating and general refreshment (which will remain moderate, if the current distribution is retained); improvement of the

