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Superb Property For Sale In Eygalières

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



€5,300,000
inc. of agency fees

7 Beds

340 sqm

In Eygalières. Nestled in the heart of the countryside, this sumptuous Provençal residence of 300 m² is set on a 1.3-hectare estate, offering an exceptional living environment. Recently restored with...

At a Glance

Reference MFH-EMV85188114

Near to Eygalières

Price €5,300,000

Bed 7

Pool Yes

Hab.Space 340 sqm

Land Tax N/A

Property Description

In Eygalières. Nestled in the heart of the countryside, this sumptuous Provençal residence of 300 m² is set on a 1.3-hectare estate, offering an exceptional living environment. Recently restored with exquisite refinement, it perfectly combines authentic charm with modern amenities. On the ground floor, a spacious, light-filled living room features a fireplace and a charming wine cellar, while a fully equipped kitchen, extended by a dining area and a scullery, opens onto a covered terrace with a fireplace/barbecue area. Three elegant en-suite bedrooms complete this level. Upstairs, three more en-suite bedrooms await, one of which includes a

beautiful covered terrace, ideal for enjoying the tranquility of the surroundings. The garden, a true haven of peace, is enhanced by Mediterranean plantings, murmuring fountains, and majestic trees that provide welcome shade in the summer. For your well-being, a heated pool awaits, accompanied by a 40 m² annex, featuring a hammam, a bathroom with a toilet, and a gym or a seventh bedroom, as well as a pétanque court and a charming treehouse, perfect for an outdoor gym. A garage and a carport for several cars complete this property. Heating is provided by a heat pump, and the property benefits from a well, city water, and main drainage.

Information on potential risks for this property is available on the Géorisques website:
www.georisques.gouv.fr.

Summary

Property type:	House
Bedrooms:	7
Price	€5,300,000

Key Information

Internal Area:	340 sqm
Number of Fireplaces:	1
Property Features:	
• Air-conditioning	
Swimming Pool?	Yes
Has Air Conditioning?	Yes
Has Alarm	Yes

Location: Provence-Alpes-Cote-d'Azur

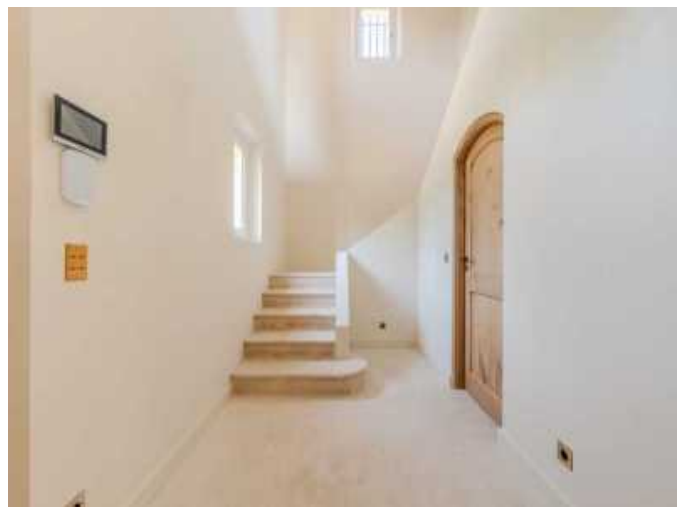


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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with 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.

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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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