

[Click to view MFH-EMV85299130](#)

## Beautiful Stone House In Les Baux-de-Provence

Les Baux-de-Provence , Bouches-du-Rhône , Provence-Alpes-Cote-d'Azur



**€2,695,000**

inc. of agency fees

3 Beds      183 sqm      1.53 ha

Nestled in the heart of the Alpilles, in Les Baux-de-Provence, this magnificent character house is imbued with authenticity....

### At a Glance

**Reference** MFH-EMV85299130  
**Bed** 3  
**Land** 1.53 ha

**Near to** Les Baux-de-Provence  
**Pool** Yes

**Price** €2,695,000  
**Hab.Space** 183 sqm  
**Land Tax** N/A

### Property Description

Nestled in the heart of the Alpilles, in Les Baux-de-Provence, this magnificent character house is imbued with authenticity. Set on a vast plot of over 1.5 hectares, this residence offers complete privacy, with no overlooking neighbors, and boasts exceptional panoramic views.

With a living area of approximately 180 m<sup>2</sup>, plus an attached 25 m<sup>2</sup> garage that could easily be transformed into additional living space, the main house is spread over two levels:

Ground floor: A welcoming entrance hall with guest WC, a large bedroom with a private bathroom and direct access to the south-facing terrace. The Provençal-style kitchen, with an adjacent pantry, opens onto a spacious living-dining room with a beautiful high ceiling and a large fireplace, perfect for cozy evenings.

Upstairs: Two lovely bedrooms, each with its own private, covered terrace, sharing a large bathroom.

Additional features:

An independent 34 m<sup>2</sup> apartment with one bedroom, a living room, a kitchenette, and a bathroom, ideal for hosting guests or generating rental income.

A tiled, enclosed garage with a laundry area, offering parking space and the possibility of converting it into additional living space (extra bedroom).

A beautiful outdoor terrace, partially covered, with a barbecue area and an open-air summer dining room that completes this property.

A superb 11x5 meter pool, secured by an electric rolling cover.

A pétanque court for enjoying leisurely moments with family and friends.

Large underground cellars, perfect for storage and organization.

The landscaped grounds, featuring large cypress trees, olive trees, and pines, benefit from an exceptional setting, overlooking the surrounding rocks and countryside.

The house is equipped with wooden windows with double glazing and shutters. Heating is provided by reversible air conditioning throughout the house, complemented by a few electric radiators. Fiber-optic internet is available to meet your digital needs.

Information about the risks this property may be exposed to is available on the Géorisques website:

## Summary

Property type:	Countryside house
Bedrooms:	3
Price	€2,695,000

## Key Information

Internal Area:	183 sqm
Land Area:	1.53 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







As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate ) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

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.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7

excellent rates