BARNES INTERNATIONAL REALTY | Valeri Agency MONACO



For sale France - Maussane-les-Alpilles

THE ALPILLES - PROVENCE - 18TH CENTURY PROPERTY

4.950.000 €

7	4	4	322 sqm
Rooms	Bedrooms	Bathrooms	Total area

A few minutes from Maussane-les-Alpilles, this eighteenth-century property extends in the heart of nearly 2 hectares of gardens, olive groves and vineyards. Swimming pool, tennis court, vast terraces and elegant living spaces make up a true Provençal refuge, confidential and authentic.

This document does not form part of any offer or contract. All measurements, surfaces and distances are approximate. The description and floor plans are provided for general guidance only and their accuracy is not guaranteed. The photographs show only certain parts of the property. This offer is subject to prior sale, withdrawal from the market, price changes or other conditions without prior notice. Agency fees not included.

Barnes I Valeri Agency
7 Avenue des Papalins
98000 Monaco
+377 92 16 16 32
monaco@barnes-international.com
www.valeri-agency.com

Property features

Product type :	Property	Num rooms :	7
City :	Maussane-les-Alpilles	Country :	France
Living area :	322 m²	Land area :	19 422 m²
Bedrooms :	4	Bathrooms :	4
Annual costs :	2 677 €	Condition :	Luxurious services
Furnished :	Yes	View :	Vue montagne,Vue dégagée
Ref. :	B1050		

Descriptions

Set in a sought-after location just a few minutes from the village of Maussane-les-Alpilles, surrounded by vineyards and the natural beauty of the Alpilles, this 18th-century property offers approximately 3,767 sq ft of living space within nearly 4.94 acres of landscaped grounds. Combining character, privacy and a genuine Provençal lifestyle, it provides a peaceful setting in one of the region's most desirable areas.

A cypress-lined driveway leads to the property, immediately conveying a sense of tranquillity and space. The grounds, fully enclosed and carefully landscaped, feature century-old olive trees, a productive vineyard, lavender and white rose bushes, creating a setting that reflects the charm and authenticity of Provence.

Designed to be enjoyed throughout the year, the outdoor areas include a 55.8 x 16.4 ft swimming pool, a tennis court and a welcoming outdoor entertaining space centred around a landscaped fire pit, ideal for gathering with family and friends. The vineyard further enhances the property's appeal, offering the opportunity to produce your own wine.

A separate outbuilding accommodates a garage, complemented by a discreet carport that blends naturally into the surroundings.

The main house provides approximately 3,444 sq ft of living space, with generous volumes and plenty of natural light. It comprises an entrance hall with a dressing area, a dining room, a living room with fireplace and a fully equipped high-end kitchen. Featuring its own fireplace, the kitchen is particularly inviting and serves as a true focal point of the home. A back kitchen and laundry room complete the layout.

Upstairs, a TV lounge, a relaxation area and a mezzanine currently arranged as a reading or games space provide additional living areas well suited to family life and entertaining.

The accommodation includes four en-suite bedrooms, with one suite on the ground floor opening onto a private terrace and three additional suites upstairs. Each enjoys lovely views over the landscaped grounds and surrounding countryside. The current configuration also offers the possibility of creating five to six bedrooms, depending on requirements.

Large terraces extend from the main living areas, creating a seamless connection between the house and its surroundings while offering open views across the gardens and the natural landscape.

A property where life naturally slows down, offering the opportunity to enjoy the beauty of Provence and the unique lifestyle of the Alpilles, just moments from Maussane-les-Alpilles.

This document does not form part of any offer or contract. All measurements, surfaces and distances are approximate. The description and floor plans are provided for general guidance only and their accuracy is not guaranteed. The photographs show only certain parts of the property. This offer is subject to prior sale, withdrawal from the market, price changes or other conditions without prior notice. Agency fees not included.

Barnes I Valeri Agency
7 Avenue des Papalins
98000 Monaco
+377 92 16 16 32
monaco@barnes-international.com
www.valeri-agency.com








This document does not form part of any offer or contract. All measurements, surfaces and distances are approximate. The description and floor plans are provided for general guidance only and their accuracy is not guaranteed. The photographs show only certain parts of the property. This offer is subject to prior sale, withdrawal from the market, price changes or other conditions without prior notice. Agency fees not included.

Barnes I Valeri Agency
7 Avenue des Papalins
98000 Monaco
+377 92 16 16 32
monaco@barnes-international.com
www.valeri-agency.com













This document does not form part of any offer or contract. All measurements, surfaces and distances are approximate. The description and floor plans are provided for general guidance only and their accuracy is not guaranteed. The photographs show only certain parts of the property. This offer is subject to prior sale, withdrawal from the market, price changes or other conditions without prior notice. Agency fees not included.

Barnes I Valeri Agency
7 Avenue des Papalins
98000 Monaco
+377 92 16 16 32
monaco@barnes-international.com
www.valeri-agency.com













This document does not form part of any offer or contract. All measurements, surfaces and distances are approximate. The description and floor plans are provided for general guidance only and their accuracy is not guaranteed. The photographs show only certain parts of the property. This offer is subject to prior sale, withdrawal from the market, price changes or other conditions without prior notice. Agency fees not included.

Barnes I Valeri Agency
7 Avenue des Papalins
98000 Monaco
+377 92 16 16 32
monaco@barnes-international.com
www.valeri-agency.com








This document does not form part of any offer or contract. All measurements, surfaces and distances are approximate. The description and floor plans are provided for general guidance only and their accuracy is not guaranteed. The photographs show only certain parts of the property. This offer is subject to prior sale, withdrawal from the market, price changes or other conditions without prior notice. Agency fees not included.