



## For Sale, Property of 211 m2 on land of 2 ha in Aubagne.,

€1,800,000

13400, Aubagne, Bouches-Du-Rhône, Provence-Alpes-Côte D'azur

Ref: V3020027035

\* Available \* 6 Beds

For Sale in Aubagne, 19th century Bastide-style Mansion of approximately 211 m2 with 6 Bedrooms and annex of 33 m2, Caretaker's House of 53 m2, Studio of 23 m2, Outbuilding of 14 m2, Technical Room + ...

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**French Entrée** 



## Property Description

For Sale in Aubagne, 19th century Bastide-style Mansion of approximately 211 m2 with 6 Bedrooms and annex of 33 m2, Caretaker's House of 53 m2, Studio of 23 m2, Outbuilding of 14 m2, Technical Room + Garage for a total surface area of 52 m2 + T2 apartment of 33 m2, Swimming pool with Pool house of 20 m2, Wooden Chalet of 11 m2, Greenhouse of 10 m2, Wine cellar dating from 1881 dug into the rock, Access driveway cemented between the entrance gate and the mansion, park shaded by large century-old trees (oaks, cedars and redwoods) with automatic watering and ornamental pond, and a bamboo grove, Hill wooded with oaks and pines, Meadow lament of fruit trees, tennis court, swimming pool with chlorine water filtration system on a plot of land of 20,690 m2. Available immediately. DPE Energy Diagnosis: D 174. GHG Climate Diagnosis: D 37. Other Diagnoses in progress. Information on the risks to which this property is exposed is available on the Géorisks website: [www.georisks.gouv.fr](http://www.georisks.gouv.fr). Property Tax 5,292 Euros. Agency fees payable by the Seller. Price 1,800,000 Euros HAI. Property file and photos on request. Information strictly on fixed contact details, Controllable Identity and Evidence of Funds. Canat & Warton - Marseille & Littoral - 540 Rue Paradis - 13008 Marseille - Siret number: 894.985.175 - Other similar properties, contact us - Contact via [provence@canatwarton.com](mailto:provence@canatwarton.com) at +33 4 91 71 72 66 - [www.canatwarton.com](http://www.canatwarton.com) - [www.provencecanatwarton.com](http://www.provencecanatwarton.com) - Mandate N°2022056OA - Reference: Fifi

