



## Detached Country House with Mature Gardens



### Agent Info

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### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 970,306.94

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Provence-Alpes-Côte d'Azur
Plaats:	Bouc-Bel-Air
Postcode:	13320
Geplaatst:	11-03-2026

### Omschrijving:

Nestled in a secure, gated community with a resident caretaker, this property offers a rare living environment where nature envelops daily life in a peaceful and unspoiled atmosphere. A large swimming pool (20m x 10m), sports facilities including a tennis court, petanque court, small football pitch, and ping-pong table contribute to the vibrant atmosphere of the residence, fostering a friendly, family-oriented spirit.

The property is just minutes from the International Bilingual School of Provence (IBS), CIPEC, and the Lycee International de Luynes. Situated on a beautiful, wooded plot of 2,068m<sup>2</sup> with views of the surrounding hills, the house offers 178m<sup>2</sup> of living space, combining elegance and a relaxed lifestyle.

Upon entering, a spacious room converted into a library with a pool table creates a warm and inviting atmosphere, perfect for sharing moments together.

On one side, it leads to a vestibule connecting to the double garage and a workshop, and on the other, to a bright living room with a fireplace.

The adjoining, separate kitchen extends into a utility room/laundry room. The living room opens naturally onto the terrace with a barbecue area, which extends into the garden, a true haven of greenery.



From the terrace, a second entrance, also opening onto the living room, leads via a hallway to two ground-floor bedrooms with built-in wardrobes and en-suite shower rooms, offering ideal comfort for entertaining or for comfortable family living.

Upstairs, a lovely bedroom with storage and a master suite with a dressing room and bathroom comprise the sleeping area. On the same level, an office space opens onto a TV lounge - adaptable to various needs and easily convertible into a fifth bedroom - as well as an attic playroom.

A house nestled in nature, where spaciousness, light, and a privileged setting blend harmoniously.

Cellar, reversible air conditioning, mains drainage, automatic watering system, space for a swimming pool.

The department of the Bouches-du-Rhone is in the region of Provence Alpes / Cotes d'Azur in the South East of France and is an interesting and varied region for visitors to Provence, from the bustling centre of Marseille to the peaceful hillside villages, there is an abundance of beautiful coastal scenery and fascinating towns such as Arles and Aix-en-Provence to explore.

The Bouches-du-Rhone is situated in the south-west corner of the Provence Alpes / Cotes d'Azur region, on the Mediterranean coast and with the Languedoc-Roussillon region to the west. Marseille is the principal / capital city of the department.

Due to its diversity, the towns and roman monuments, the impressive scenic highlights, and its typically 'Provençal' character a visit to Bouches-du-Rhone has something of interest for both the first time visitors as well as seasoned property hunters looking for their dream home.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

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commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## **Algemeen**

Slaapkamers:	5
Badkamers:	2
Lot Afmeting:	2068 m <sup>2</sup>

## **Building details**

Outdoor Amenities:	Pool
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## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:	IX8.258.995
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