

# Heaven on the doorstep of Aix-en-Provence



# Property overview

## The site

Estate size: 10 hectares  
Buildings: 940m<sup>2</sup> habitable (two main buildings)  
Views: Overlooks 20 km south to the Massif d'Etoiles

## Location

5 minutes to 18-hole pro Golf course (adjacent to property)  
5 minutes to range of supermarkets, banks  
10 minutes to centre of Aix, daily markets, shopping, 100's of restaurants, bars, cinemas, clubs  
15 minutes to private airfield Les Milles for private aviation  
15 minutes to TGV (3 hours to Paris)  
25 minutes to Marseilles Marignane international airport  
30 minutes to Marseille city  
40 minutes to beaches of Cassis, Bandol  
90 minutes Nice, St. Tropez

## The buildings

The property, which is surrounded by parkland trees consists of:

- a traditional Bastide (Aixoise Maison de Maitre / main house) (580m<sup>2</sup>) – 8 bedrooms, 5 bathrooms
- a beautifully restored 19th century stone farmhouse (360m<sup>2</sup>) with large dining room, cinema, games room, kitchen, guest bathroom, studio apartment for guests or staff
- a pool house (120m<sup>2</sup>)
- an orangerie (100m<sup>2</sup>)
- a pigeonnier (pigeon loft) (120m<sup>2</sup>) with potential for three further bedroom / bathroom suites with a private garden
- a guardian house (approx. 130m<sup>2</sup> renovation permit approved)
- an agricultural hangar (120m<sup>2</sup>) for tractors, etc.
- a spacious garage complex for four cars with plenty of storage space for bicycles and motorcycles.

## Outdoor recreation facilities

- A new tennis court with a dynamic world-class compacted artificial grass surface
- A 17-metre heated swimming pool

## Gardens and land

- Wrought iron gates through olive estate to main house
- New road from stone
- 1000 olive tree plantation with individual tree irrigation system
- Fruit orchard and lavender
- Two pine woods
- Infrastructure pre-installed for cabling, lighting, video and drainage throughout the estate

**Owned by an SCEA (exploitation agricole)**  
**Very low water costs (Canal de Provence)**  
**Active olive grove business (tax benefits)**



# A most beautiful and unique property to come on the market in this region

Behind beautiful wrought iron and stone gates is an estate of 25 acres of rolling views to the mountains in the South, olive groves and lavender, cypress trees, mature oaks and fruit orchards. Here you and your family can relax in your own personal haven of peace. Away from the tourists and hustle and bustle of the teeming Cote d'Azur, this estate is bathed in the sunshine, tranquillity and richness that is Aix-en-Provence and the Luberon.

This estate is one the rarest of properties in Provence. Set in the heart of its own parkland gardens, with a beautiful main house and extensive outbuildings, the property benefits from plenty of light and space. With incredible views over the rich French countryside to the mountains of the Massif de l'Etoile in the far south, this estate and its buildings blends tradition and modernity on the doorstep of cultural Aix-en-Provence, one of the most vibrant, beautiful and entertaining cities in France.

For the Golf enthusiasts, the property is perfectly situated, across the road from the 18-hole golf course of the nearby Set Club which offers spectacular views, tennis and paddle courts, gym, beauty treatments and a full range of restaurants and services.





# About the property

The main house is a 19th Century Aixoise Maison de Maître (Gentleman's House), accompanied by a beautifully restored farm house constructed of local stone, and a range of additional outbuildings and garage spaces.

It is evident that the position of the property was selected with great care, to optimise the views while at the same time maintaining complete privacy. Nestled under the hills to the North and West, the house is perfectly protected from the occasional Mistral winds, while benefitting from sunshine throughout the day from the uninterrupted views to the South of the Property.

Around 1,000 olive trees are planted all around the estate. Every year, these trees are harvested and yield a steadily increasing volume of exceptionally high quality oil, linking the estate to the traditions and activities of the local area, now famous for the production of some of the best olive oil in Europe. And over 40 mature indigenous trees form a magnificent avenue leading directly to the front of the main house.

## Staff and administrative services

- Housekeeper full time
- Gardener / Guardian full time







# The Bastide

The warmth and space of the interior of this classic French property makes you feel at home the moment you walk through the door.

High ceilings, tall windows and wonderful light, combined with fabulous views over the Provence countryside to the mountains of the Massif de l'Etoile, provide a great feeling of ambiance and wellbeing.

- Kitchen
- Dining room (seats 10 comfortably)
- Large sitting room with fireplace
- Two upper hall study areas
- Five double bedrooms
- Two twin rooms
- Four bathrooms
- Laundry room
- Large play room/office
- Large cellar



# Tennis court

Recently completed, the court features a top quality synthetic grass surface which is vibrant and comfortable to play on and looks great. Surrounded by long rows of lavender, perovskia, thyme and other wonderfully aromatic herbs and flowers, this court is a pleasure for all the senses.





# Pool and pool house

A 17m pool, large indoor seating area, games area, with pool heating system adjacent to a large gym plant room. A cool cavernous space facing South to the mountain view also features a drinks fridge, separate WC, shower area and pool toy storage.



















# Sumptuous master bedroom

With fireplace and huge ensuite







## Bedroom 2

With fireplace and ensuite





Bedroom 3







Bedroom 4



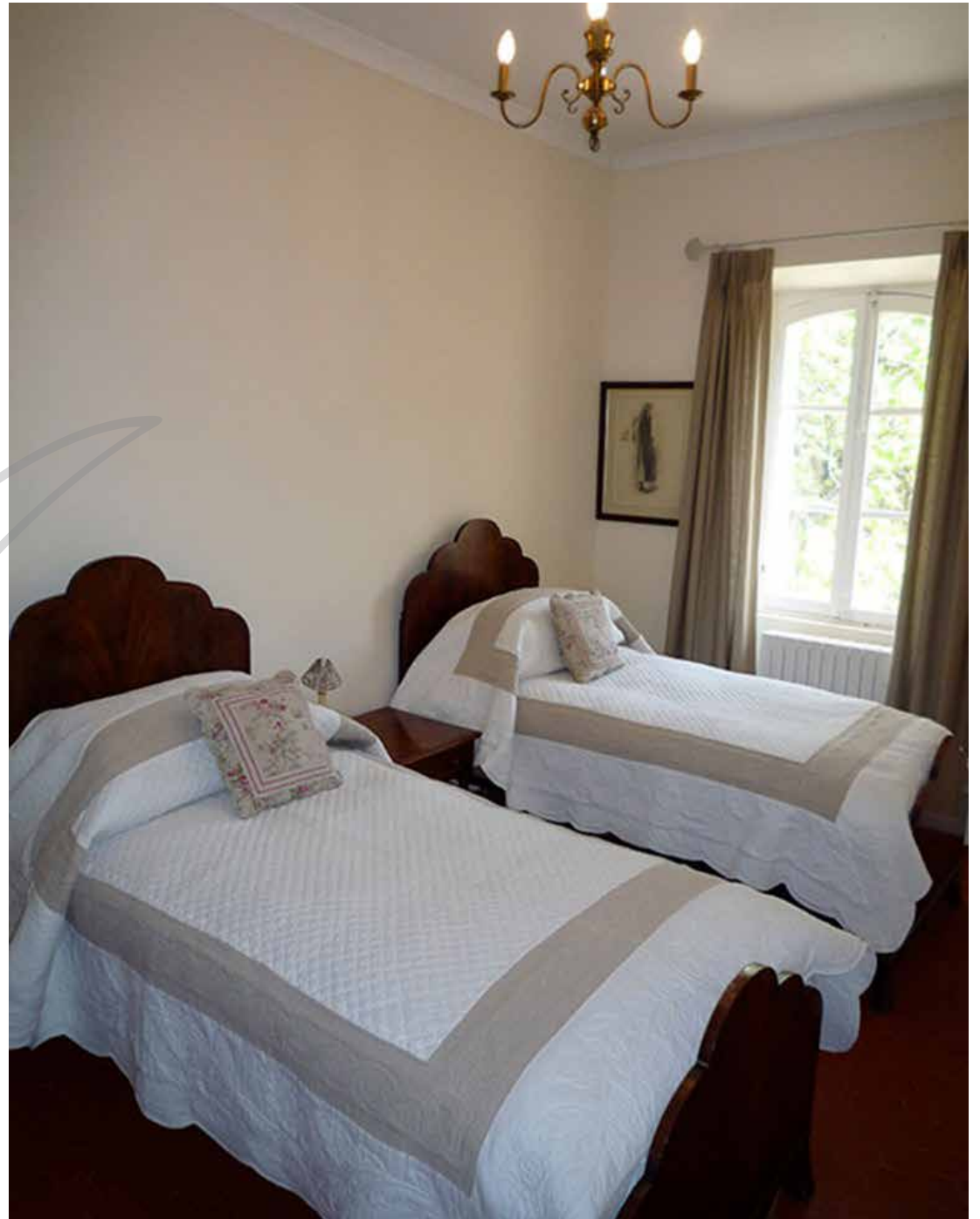
Bedroom 5





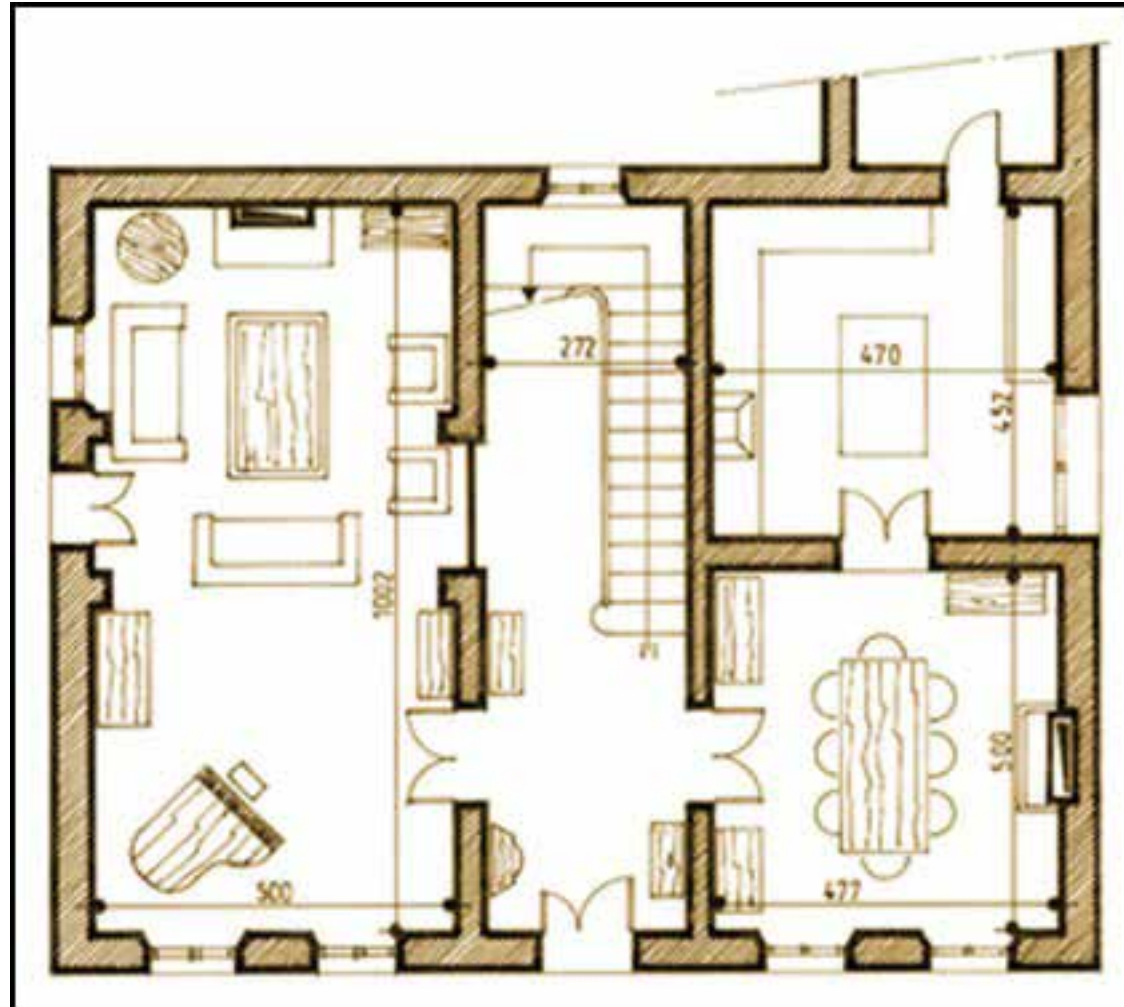


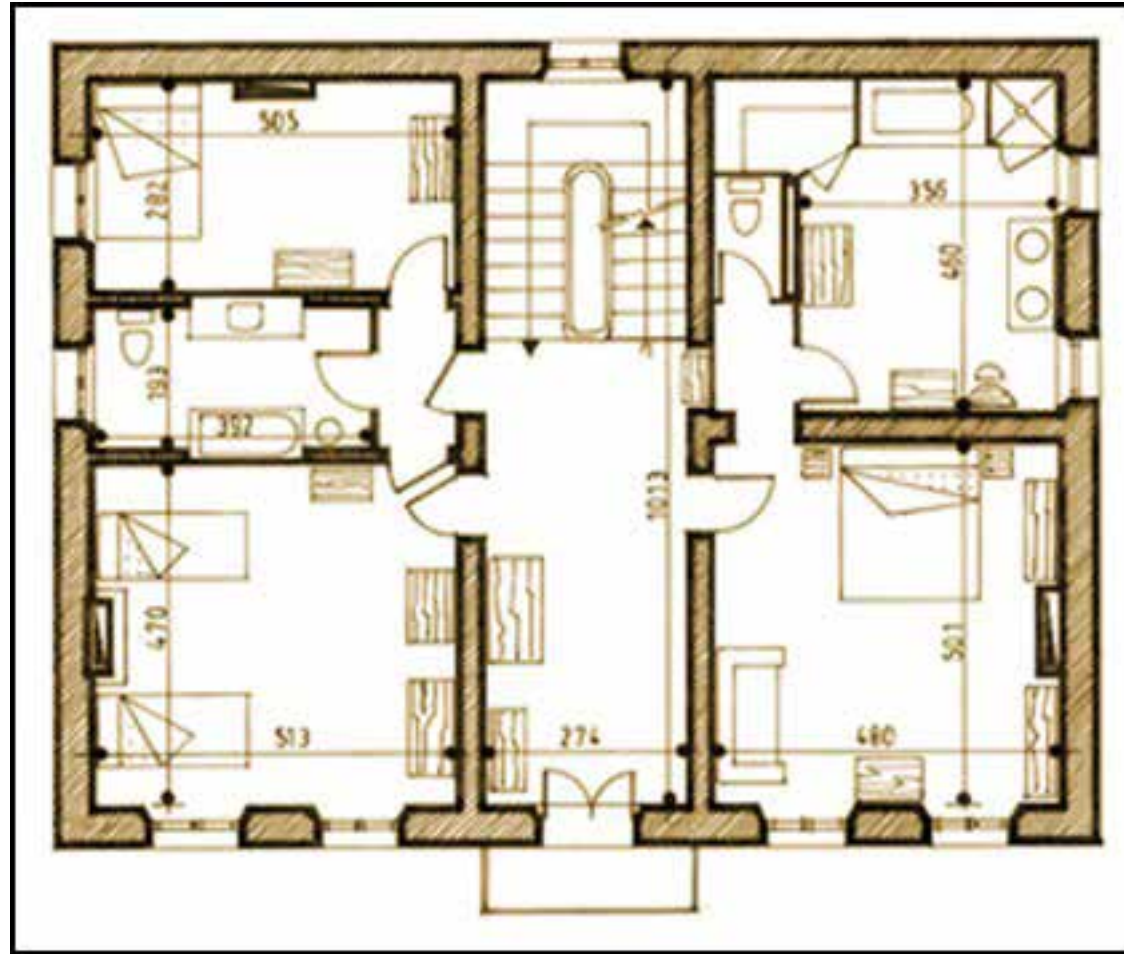
Bedroom 6



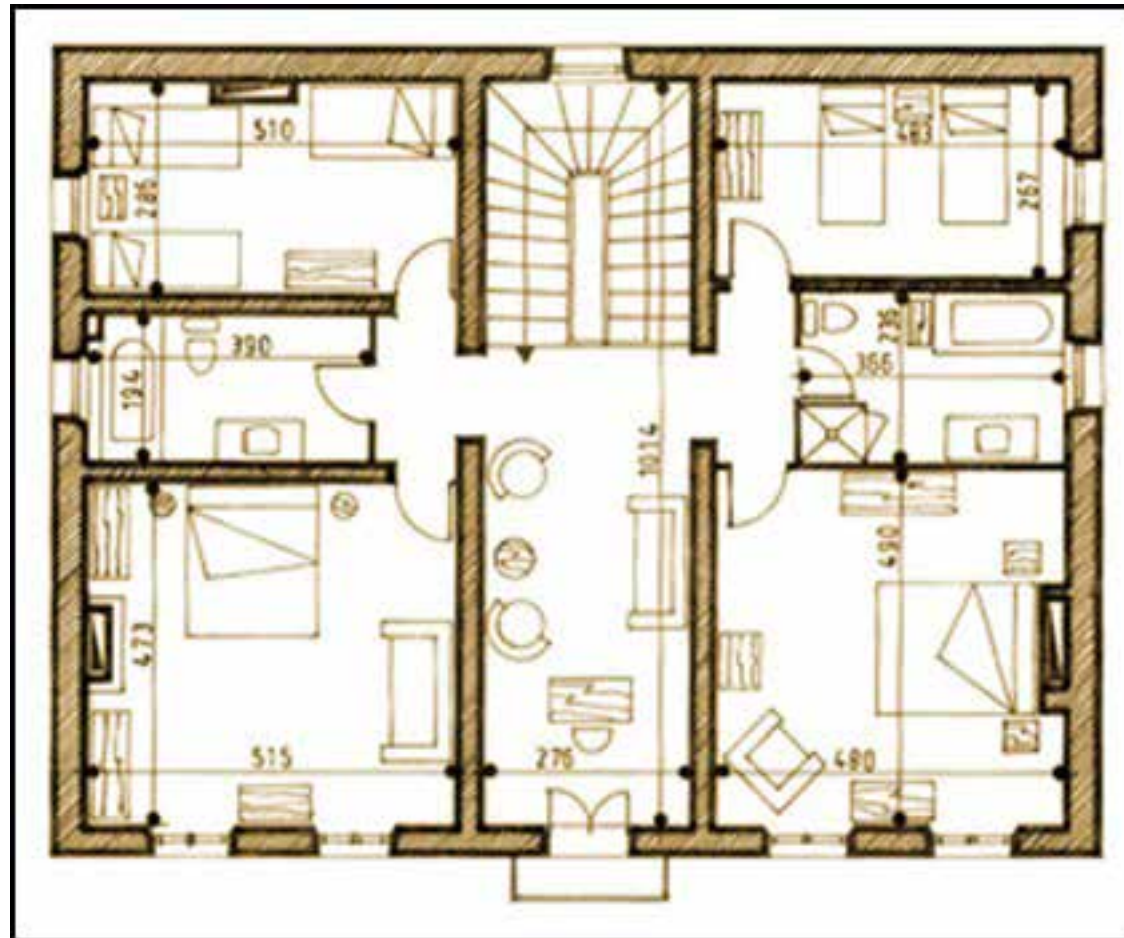
Bedroom 7

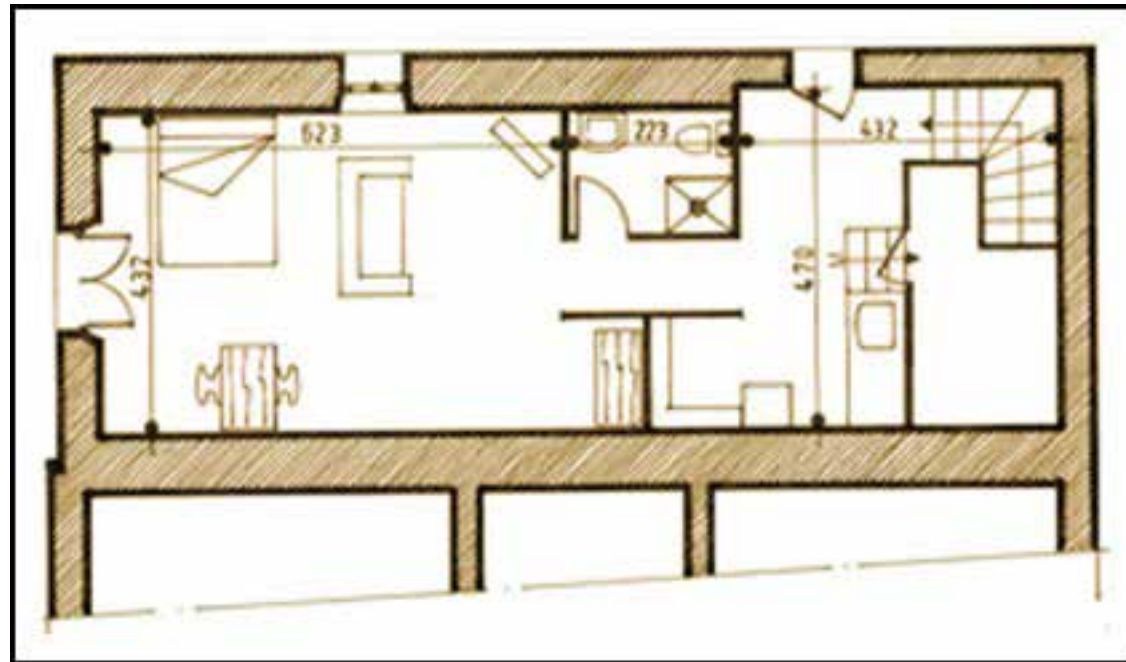














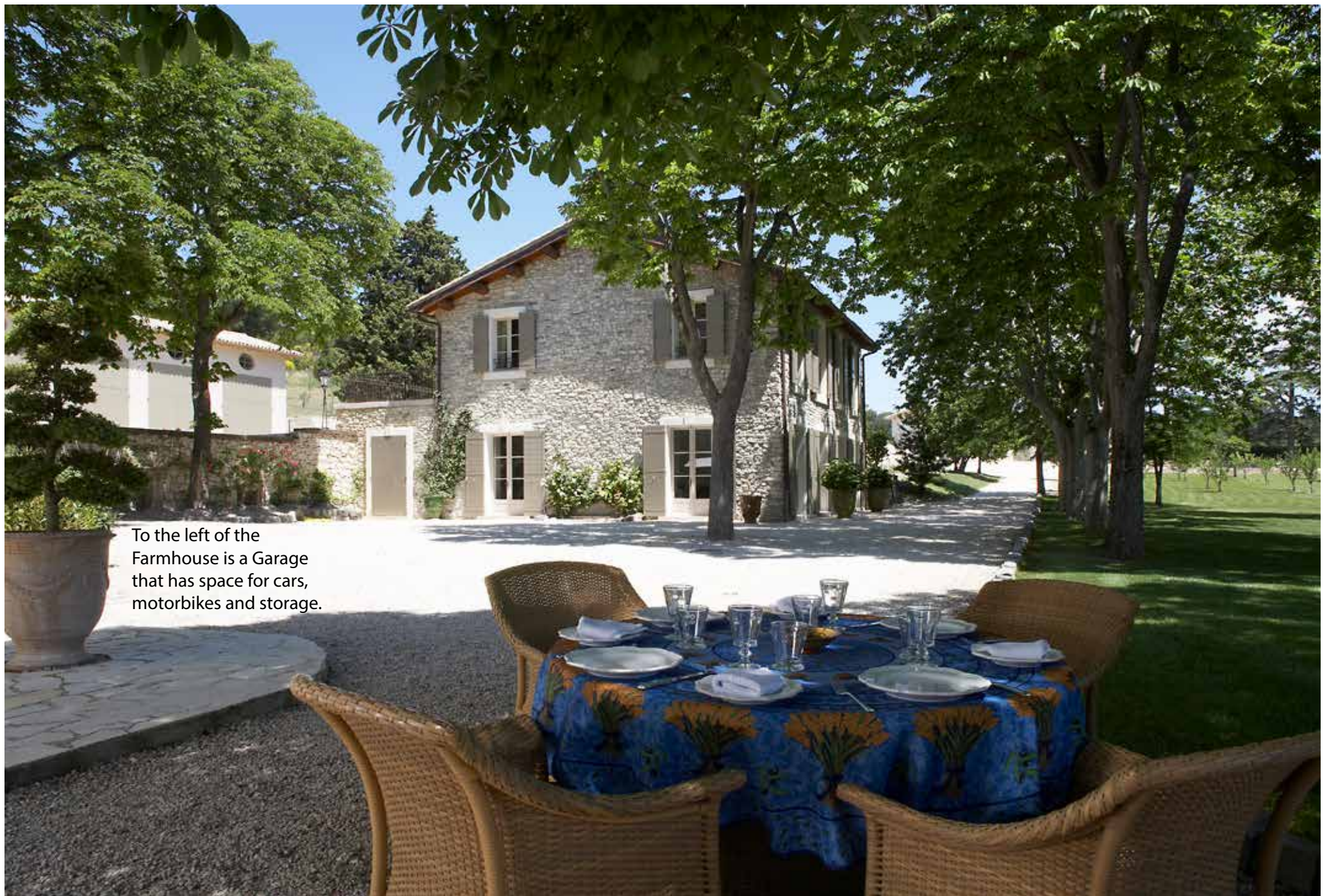


# The farmhouse

Recently fully renovated and restored, equipped with air-conditioning throughout, the Farmhouse is a beautiful fusion of classical design and modernity.

- Kitchen
- Large dining room
- Guest bathroom
- Cinema / games / reception room (whole top floor)
- Separate studio with bedroom, bathroom
- Kitchen / sitting room





To the left of the  
Farmhouse is a Garage  
that has space for cars,  
motorbikes and storage.









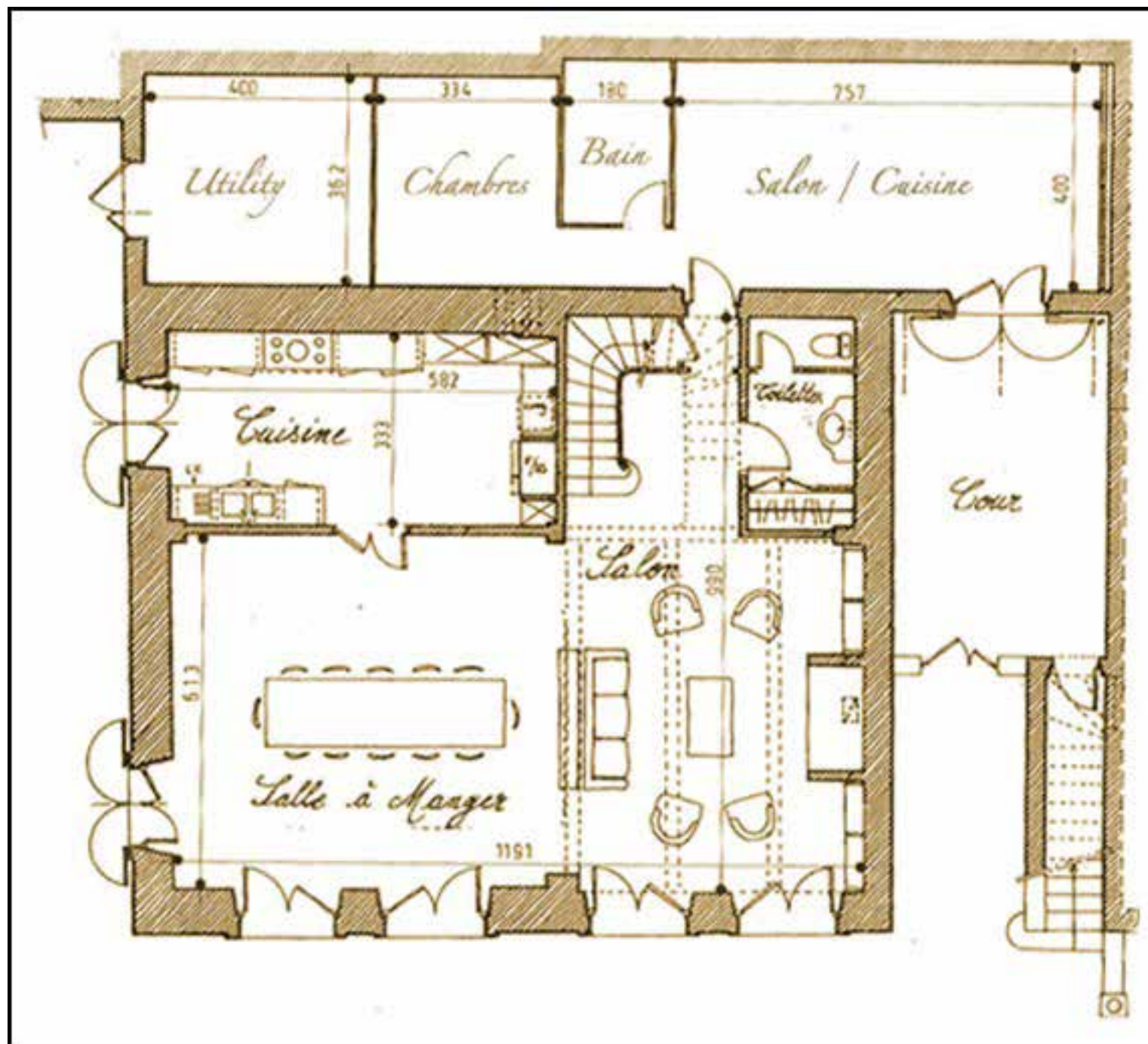




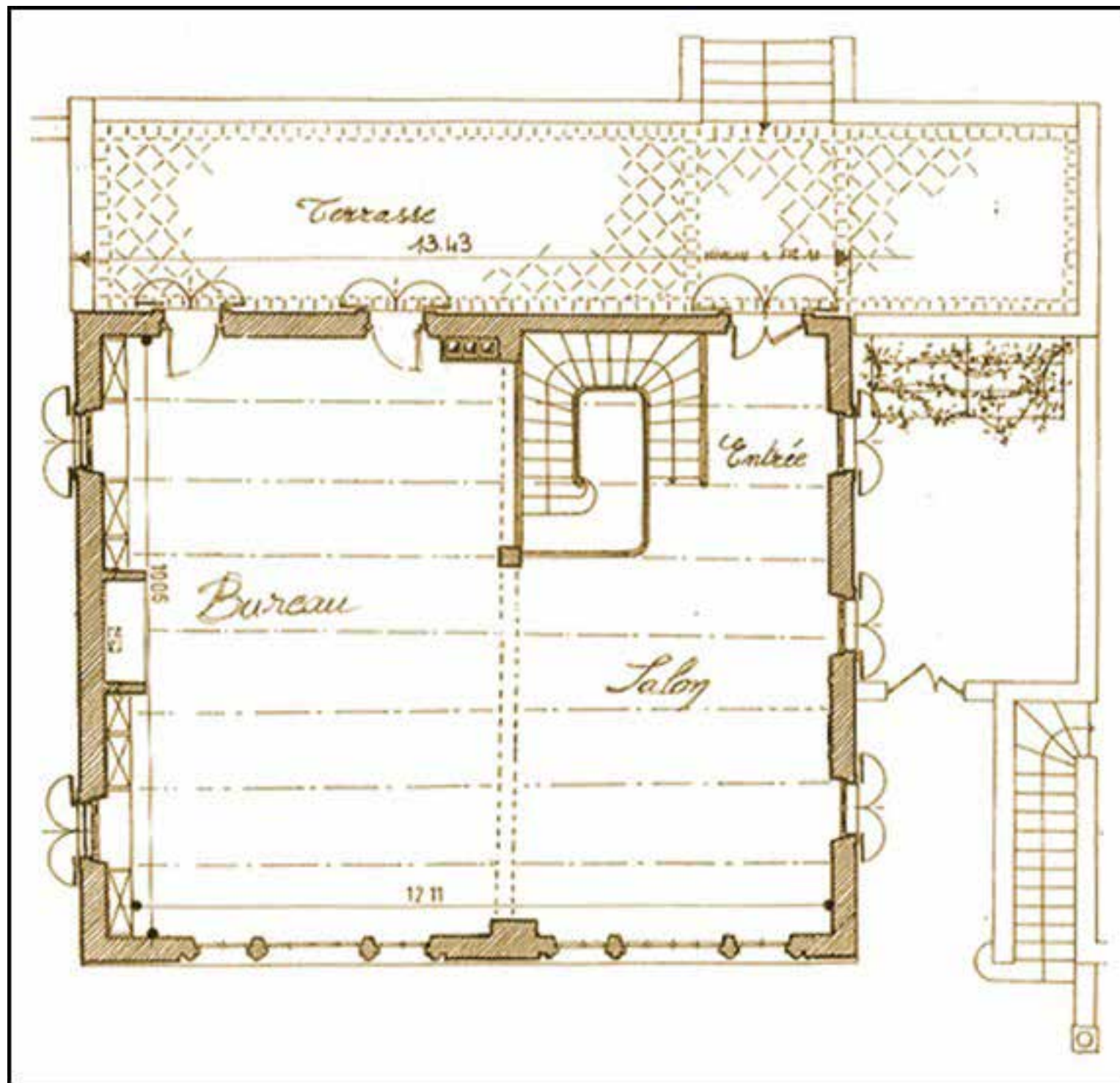
























# Around the area

## La Provence

You are in the heart of Provence, near beautiful hilltop villages, fine food, vibrant outdoor antique and food markets (Aix, Isle sur la Sorgue, Avignon etc) and the art of Cezanne, Van Gogh, Picasso and many, many more. You are spoilt for choice for destinations and venues, especially with Aix-en-Provence right on your doorstep.

## Le Luberon

A short drive takes you into the heart of the Luberon, a “Parc Naturel” since 1977. Explore and shop in the idyllic villages and hilltop towns of Bonnieux, Rousillon, Lourmarin, Gordes.

[www.luberon-en-provence.com/indexa.html](http://www.luberon-en-provence.com/indexa.html)

## Les Alpilles

Less well known and only 30 minutes drive from Notre Dame, situated between Arles and Avignon, visit the Chateaux Fort of les Baux-de-Provence and dine at the world renowned and extraordinarily romantic L'Oustau de Baumaniere. Visit St. Rémy de Provence, one of the area's most outstandingly beautiful towns with wonderful shops and galleries.

[www.alpilles.com](http://www.alpilles.com)

## La Camargue

The Camargue is a triangular area situated on the coast between Languedoc-Roussillon and Provence. It is a river delta where the Rhône meets the mediterranean – a marshy island bounded by two branches of the Rhône and the sea. An ‘island’ of 85,000 hectares boasting herds of wild white horses, flamingos and other rare birds and flora and fauna, spread out amongst the wetlands and salt marshes of this huge Natural Park which is only an hour away from the estate.

## Pays d'Aix en Provence

The famous spa town of Aix-en-Provence, often referred to as the city of a thousand fountains, is famed for its long history, classical architecture, wide tree line Boulevards and, of course, unsurpassed street markets. On the doorstep of the estate, just 10 minutes by car to the centre, you will find a huge range of shops and daily food markets in the city's most beautiful squares. A huge range of restaurants, bars, cinemas and antique shops will ensure that you keep going back day after day. You never tire of Aix. In June and July, the city holds two significant music festivals, including opera, jazz and popular music.

[www.aixenprovencetourism.com](http://www.aixenprovencetourism.com)

[www.en.wikipedia.org/wiki/Aix-en-Provence](http://www.en.wikipedia.org/wiki/Aix-en-Provence)

## Marseille

France's second largest city and one its most diverse and colourful. Marseille was European City of Culture in 2013 and the huge restoration programme that this involved continues. Many argue that this incredible city is recovering its status as one of Europe's most dynamic artistic and entertaining places to visit.

[www.en.wikipedia.org/wiki/Marseille](http://www.en.wikipedia.org/wiki/Marseille)

## La Côte d'Azur

Nice, St. Tropez and the busy tourist metropolis of the Cote d'Azur are just 90 minutes away from Notre Dame.

[www.sainttropeztourisme.com/en/](http://www.sainttropeztourisme.com/en/)

[www.guideriviera.fr](http://www.guideriviera.fr)

## Les Gorges du Verdon

And just 90 minutes away are the Gorges de Verdon, with their incredible canyons, rivers and emerald green lakes. This remarkable picturesque area is situated on borders of the Var and the Alpes of Haute Provence.

[www.verdon-en-provence.com/indexa.html](http://www.verdon-en-provence.com/indexa.html)







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