



## Bastide de Lambesc , Provence

### MAJESTIC PROPERTY NEAR FLOURISHING AIX-EN-PROVENCE

This truly luxurious villa is located only 5 minutes from the village center and 20 minutes from Aix and La Roque d'Anteron, known for festivals. Secluded but not remote, this property is a delight for garden lovers. A luxury property that ensures a total disconnect from reality, as well as a peaceful stay.

A narrow road leads to the 19th century property, surrounded and protected by a wall of stone. The gate opens to a magical entrance leading up to the front steps. You may be welcomed by the Gardian's friendly dog. The swimming pool, along with its pool house, is set in the middle of a lavender field. Further down, the garden is partially sheltered by hundred-year-old trees. In the back of the garden house's stables, a retired stallion lives his golden years. The interiors of this home are well thought out and tasteful, with all modern amenities. Experience comfort and luxury in this enchanting villa.

### LAYOUT

Villa Surface: 500

#### Ground floor :

Majestic hall opens on some beautiful stairs.

On the right : large salon 80m<sup>2</sup> with wooden floor, fire place, flat screen TV, Hifi, Dvd, black piano, office, 3 windows and a door with view on the entrance of the property, on lime or pine trees. 1 queen size bed 160cm, with exterior access. Oriented west. Glassed shower. One wash basin.

On the left : salon, large modern dining room in the ancient orangerie, modern kitchen with access to the terrace.

The salon : small salon with fire place. 2 sofas 2 seats, grey and green colours, stone floor (beautiful large paving stones 50/70cm), flat screen TV, dvd player, canal +.

3 steps down go to the dining room : very bright, 2 large ancient windows have been conserverved, 2 modern chandelier, 2 accesses to the terrace.

The kitchen : dish washer, microwave, espresso machine, cooker 4 gaz and plancha (Ilve), usa fridge and the laundry/ koffee room (2nd espresso machine : Krups), fridge, dryer, washing machine, sink.

#### superior level

Between the ground floor bedroom and the salon, a stair goes to the bedrooms corridor.

5 double bedrooms : 4 with view on the park (south) and 1 with view on the tennis court (north)

### FACTS

Prices from: upon request

Sleeps: 6 - 12 Guests

6 bedrooms

### SERVICES INCLUDED

Concierge service

Daily cleaning from Mondays 3h/day

All linen and utilities

Daily cleaning from Mondays

### DISTANCES

Airport: Marseille (Marignane), 40 minutes by car

Town: 5 minutes by car

### PROPERTY FEATURES

DVD

TV

Hifi

Wi-Fi

Pool

Tennis court

Parking

Fireplace

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Bedroom 1 : queen size bed (160cm), view south west (on lime trees), glassed shower.

Bedroom 2 : white bedroom with view North (on tennis court), bed 140cm, 2 windows, glassed shower, one wash basin, toilets

situated in the corridor (next door).

Bedroom 3 : Master Bedroom 30m<sup>2</sup>, queen size bed (160cm), bathroom with bath and shower, double wash basins and toilets.

Bedroom 4 : grey bedroom. Twin bedded room (2x90cm), grey and white colours, large wardrobe. Its bathroom (glassed shower

with wash basin) in at the end of the corridor.

Bedroom 5 : queen size bedded room, 20m<sup>2</sup>, view on trees, 5 steps go down to the mansard-roofed bathroom with bath (not for

tall people), 1 wash basin, ivory and grey tones, toilets.

## Outside /Gardens

2 large terraces 100m<sup>2</sup> each ; garden furniture. Sofas, 1 low table, 1 table for 10 people, 1 table for 8.

1 house in a tree : salon 6m<sup>2</sup> with sofa and terrace. View on the property.

Synthetic Tennis court, stables, pool house with one wash basin,

paving stones, crockery, phone, separated toilets, dish washer, beautiful stone comptoir, fridge, inox sink

Swimming pool with 4 long chairs, 8 head chairs (unipiu), 3 garden chairs, 4 chairs.

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