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VILLEFRANCHE-SUR-MER

# AZUR MÉDITERRANÉE

## LUXURY REAL ESTATE

www.azur-mediterranee.com

VILLEFRANCHE SUR MER | ST JEAN CAP FERRAT | BEAULIEU SUR MER | NICE MONT BORON | EZE SUR MER | CAP D'AIL  
2 REAL ESTATE AGENTS IN VILLEFRANCHE-SUR-MER AND SAINT-JEAN-CAP-FERRAT



### Price on request

#### For sale house

10 rooms

Surface : 260 m<sup>2</sup>

Surface of the land : 1800 m<sup>2</sup>

View : Parc

Inner condition : good

External condition : good

Couverture : tiles

#### Features :

pool, Terrain de pétanque, Laundry room, fireplace, calm, air conditioning, Bedroom on ground floor

6 bedroom

1 terrace

1 garage

4 parkings

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

19/07/2025 - Prix T.T.C



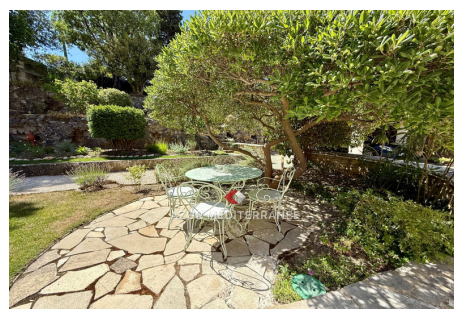
### House 4744 Lambesc

Located in a calm and preserved environment, this authentic Provençal country house of 260 m<sup>2</sup> will seduce you with its charm, its generous volumes and its peaceful living environment just 30 minutes from Aix-en-Provence. Located on a plot of 1,800 m<sup>2</sup>, the property offers superb amenities: a swimming pool, a pétanque court, a garage, a carport as well as several parking spaces. The main house consists of 6 bedrooms and 4 bathrooms, including a completely independent studio with living room, kitchen, bedroom and shower room - ideal for entertaining or for rental use. Modern comfort guaranteed thanks to a recent heat pump and reversible air conditioning in all rooms. Close to amenities, schools, typical regional markets and cultural highlights, this country house is a rare opportunity for a primary or secondary residence or a guest house project.

#### Legal information

1 750 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



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