

Maison Saint-Zacharie

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SALE PRICE : 2 350 000 €

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## DESCRIPTION

Exceptional Property - Positive-Energy Architect-Designed Villa with Pool, Guest House and Sainte-Baume Views

Just a few kilometres from Marseille and Aix-en-Provence, in the charming Provençal village of Saint-Zacharie, this exceptional property enjoys a preserved natural setting in the heart of the Var countryside, surrounded by rolling hills, Mediterranean landscapes and fragrant garrigue.

Only 30 minutes from Cassis and its beaches, it offers a rare lifestyle combining complete tranquillity with easy access to major transport routes.

Set on approximately 1.7 hectares (4.2 acres) of landscaped grounds, the estate offers approximately 220 sq m (2,368 sq ft) of living space, complemented by a 65 sq m (700 sq ft) detached guest house, ideal for independent accommodation or attractive rental income.

The villa impresses with its contemporary architecture, clean lines and generous volumes, enhanced by expansive floor-to-ceiling glazing that seamlessly connects the interior with the surrounding landscape.

Designed to the highest construction standards, the property combines a timber block structure with cast-in-place reinforced concrete, wrapped in a high-performance thermal envelope. Equipped with photovoltaic panels, it has been conceived as a positive-energy home, delivering outstanding year-round comfort while significantly reducing energy consumption.

The beautifully landscaped grounds are home to approximately 280 olive trees and benefit from a natural underground spring, providing irrigation throughout the estate. The property also enjoys breathtaking panoramic views over the Sainte-Baume mountain range, creating an exceptional natural backdrop.

The spacious reception area opens directly onto expansive terraces and an infinity swimming pool, creating a seamless indoor-outdoor living experience.

The sleeping quarters comprise four bedrooms, two bathrooms and one shower room, offering an ideal layout for both family living and entertaining.

Additional amenities include a single enclosed garage, a double carport, and two fast-charging stations for electric vehicles, ensuring everyday convenience.

The 65 sq m detached guest house is a valuable asset, perfectly suited for hosting guests, accommodating extended family, or generating rental income.

A rare combination of contemporary architecture, exceptional energy performance and preserved natural surroundings, this confidential estate offers a truly unique opportunity for discerning buyers seeking an

outstanding property in Provence.

Michel BOES

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This property is located in an area subject to mandatory vegetation clearance regulations.

Information regarding the natural and technological risks to which this property is exposed is available on the official Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr).

## FEATURES

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Property type:	Maison	Property tax:	€4.00	Number of rooms:	6 rooms
Number of bedrooms:	4 bedrooms				

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## ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): A 26

Greenhouse gas emissions (GHG) index: A 1



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