

2 500 000 €

Contact agency

ADN Immo Conseil

Domaine de Pont Royal

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For sale luxury property

9 rooms

Surface : 370 m²

Surface of the living : 40 m²

Surface of the land : 11010 m²

Year of construction : 1982

Exposition : Sud

View : Jardin

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

#### Features :

POOL, pool house, Jacuzzi spa, secure domain, Bedroom on ground floor, double glazing, Automatic Watering, Laundry room, Automatic gate, CALM

5 bedroom

3 terraces

3 bathrooms

5 showers

4 WC

7 garage

6 parkings

1 cellar

Document non contractuel

07/05/2025 - Prix T.T.C

Energy class (dpe) : D



### Luxury property 122 Aix-en-Provence

You're sure to fall in love with this characterful property in the heart of a magnificent wooded park of over one hectare in the Aix countryside. Located less than 10 minutes from the city center of Aix-en-Provence, its location is ideal, calm, and close to all transport and access: TGV station, Airport, Motorways. The mansion offers approximately 305 m² of living space, 60% of which is on the ground floor. Many possibilities of developments are offered to you. Currently furnished with 3 bedrooms, 3 bathrooms and showers, including a 70 m² master suite equipped with a wood stove with central shower, private bathroom. The living space is full of character with a cathedral lounge, a typical Provençal and fully equipped kitchen, its adjoining dining room and shared spaces: games room with billiards, gym, sauna, spa... In the continuity of the property is a caretaker's house of approximately 70 m², you can thus offer it to your friends, your family, your trusted person, or allow yourself to have a guaranteed rental income. You will also discover the possibility of parking seven vehicles in complete safety, and at least as many at the entrance to the estate. A 25-meter long swimming pool with its beach and pool house will provide many moments to share and make them special. This property, ideally located, offers you the chance to combine prestige, Provence, and a convenient geographical location. It is ideal for both a large family and for investment. Do not hesitate to contact us to discover it!

