

## Price on request

### Contact agency

**Premium Immobilier Provence**

35 av de la grande Begude

13770 Venelles

+33 (0)4 42 50 05 63 / contact@premium-villas-provence.com

### For sale house

**7 rooms**

**Surface : 220 m²**

**Surface of the living : 65 m²**

**Surface of the land : 2095 m²**

**Exposition : Sud**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

### Features :

POOL, AIR CONDITIONING, fireplace,  
Bedroom on ground floor, double glazing,  
Automatic Watering, Laundry room,  
Automatic gate

6 bedroom

2 terraces

1 bathroom

3 showers

4 WC

1 garage

4 parkings

**Energy class (dpe) : C**

**Emission of greenhouse gases (ges) : A**



## House 524 Aix-en-Provence

... Exclusive! ... Gorgeous contemporary house for sale in northern Aix en Provence, just 4 km from the city center. Premium Immobilier Provence presents this beautiful property, fully renovated in 2020, located in a quiet, secure residential area. With a living space of approximately 220 m² including an independent studio of 18 m², it enjoys a south-facing exposure and offers a tranquil view of the landscaped garden. The main living area with its semi-open fitted kitchen covers over 80 m² with a ceiling height of 4.35 m. You will benefit from six bedrooms (including 3 suites), one bathroom, three shower rooms, four toilets, and numerous high-end features such as a stunning 11x4 m pool with an exotic wood terrace, air conditioning, a wood stove, a laundry room, an irrigation system, and an automatic gate. Comfort is enhanced by heat pump heating. Wastewater is connected to the public sewer system. All of this sits on a beautiful 2,095 m² wooded plot featuring a pétanque court, garden shed, parking space for more than 4 cars, and a large 19 m² garage. A bus stop is just a 2-minute walk away. An exceptional property to discover quickly. Aix-en-Provence has undeniable advantages when it comes to real estate investment. A charming town, it boasts remarkable architectural heritage, which is a major asset when purchasing a home. Beyond its quality infrastructure, Aix-en-Provence is also known for its

