

## 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 : 147 m²**

**Surface of the land : 771 m²**

**Exposition : Sud**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : GOOD**

### Features :

POOL, AIR CONDITIONING, fireplace,  
Bedroom on ground floor, double glazing,  
CALM

6 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

3 parkings

**Energy class (dpe) : C**

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

Document non contractuel



## House 528 Aix-en-Provence

House for Sale Aix Nord 20min - le Puy Ste Reparade, St Esteve Janson. Premium Immobilier Provence is pleased to present this charming property for sale, located just 5 minutes from the village of le Puy Ste Reparade and 20 minutes from Aix-en-Provence. This detached villa offers a peaceful setting and spans nearly 147 m² of living space across two levels—a appealing feature for those seeking room to spread out. This lovely south-facing house, overlooking the garden, includes five bedrooms, with three on the ground floor and two plus an office upstairs. You will appreciate the separate fitted kitchen, adding an authentic and practical touch to the home. On one hand, the ground floor features a full bathroom with both shower and bathtub, while the upper floor has a shower room. The villa boasts substantial outdoor spaces with two terraces, a garden, three parking spaces, and a secure 8x4 m swimming pool for your relaxation moments. Air conditioning and a fireplace are also included to ensure your comfort all year round. This residential property is built on a 771 m² plot with a connection to the public sewage system. For thermal comfort, the house is equipped with a heat pump heating system that provides pleasant, evenly distributed warmth. The property also includes a large 29 m² garage. On the energy front, you will benefit from free electricity supplied by solar panels. A home that perfectly combines comfort and charm. This villa, a true oasis of tranquility, is not to be missed.

