

577 500 €

Contact agency

à la bonne porte

19 cours mirabeau

13100 Aix-en-Provence

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For sale house

7 rooms

Surface : 170 m²

Surface of the land : 940 m²

Exposition : Sud

View : Campagne

External condition : a refresh

Features :

POOL, fireplace

6 bedroom

2 terraces

2 bathrooms

2 WC

Document non contractuel

03/05/2025 - Prix T.T.C



House 271 Ventabren

Co-exclusive, Ventabren, pretty Provencal village, 15 minutes from Aix en Provence, the TGV station, and 20 minutes from Marseille Provence airport, in the heart of the popular Nouradons district . For sale, Very bright villa on 2 levels to rethink, redistribute and completely renovate. Facing south, it offers a very pleasant view of the old village of Ventabren and is in a dominant position. Currently converted into 2 separate dwellings (1 per level, each with its own electricity meter), this house can be suitable for: - To a large blended family, - To a family reunification - To an investment project (one level to live in, another to rent for example) - Or renovated in one piece into a single dwelling of approximately 170m2 (there is an internal staircase currently closed, easy to reopen) Built on 2 levels, this villa has a surface area of approximately 85 m2 per level, all built on a plot of 940 m2 from a larger plot of land. . A pool used as a swimming pool, also to be restored, completes this property which benefits from real potential. Catering quotes are available to visitors. Renovation budget + or - 150 K€ depending on the services required. Vehicle entrance is provided on the east side of the property. Information on the risks to which this property is exposed is available on the Géorisques website: georisques.gouv.fr For any visit, contact Alexandra MERCIER at 06 61 43 80 37 Commercial Agent EI, RSAC 507432755 As this is a solidarity exclusive, the

