

## Price on request

### Contact agency

**Premium Immobilier Provence**

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### For sale contemporary house

**15 rooms**

**Surface : 650 m²**

**Surface of the living : 100 m²**

**Surface of the land : 8200 m²**

**Year of construction : 2012**

**Exposition : Sud**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : GOOD**

### Features :

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

9 bedroom

3 terraces

2 bathrooms

5 showers

3 garage

10 parkings

1 cellar

**Energy class (dpe) : B**

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

Document non contractuel



## Contemporary house 522 Aix-en-Provence

::::: Co-Exclusive! :::: Prestigious Villa for Sale in South Aix, located in the town of Luynes near international schools. Premium Immobilier Provence presents this stunning estate for sale, nestled in a quiet neighborhood just minutes from Aix-en-Provence's city center. The property features a main house of over 500m² and a guest house (with the possibility of a caretaker's apartment) of about 150m². Beautiful grounds of 8,200m² include a pool house, large swimming pool, and ponds. The main house boasts a vast ground-floor master suite, an office, and a living room over 100m² with an integrated rear projector, large windows overlooking the garden and pool, and a sleek, modern kitchen. Upstairs are three suites and an independent studio. On the garden level is the leisure and fitness area, featuring a spacious home cinema lounge, a stylish bar and wine cellar, a sports zone with a Balinese-style indoor pool equipped with a counter-current swimming system, a sauna, and a gym with changing room and shower. The guest house includes 2 bedrooms and an open-plan living room with kitchen. Two independent suites complete this area. There are also 3 garages and plenty of parking spaces on the property. Heating is provided by a reversible air conditioning system with heat pump. The countryside surrounding the city of 13100 Aix-en-Provence is a charming and picturesque area, typical of Provence. Characterized

