

960 000 €

**Buying house**

**5 rooms**

**Surface : 140 m²**

**Exposition : Sud est**

**View : Campagne**

**Hot water : Solaire**

**Inner condition : excellent**

**Amenities :**

pool, fireplace, Bedroom on ground floor,  
double glazing, Automatic Watering

3 bedroom

1 bathroom

1 shower



## House Aix-en-Provence

HOUSE – WEST AIX Just 5 km from the Rotonde, in a quiet and sought-after residential area, this charming house of 140 m² sits on a landscaped plot of approximately 1,400 m², with no overlooking neighbors. It includes: On the ground floor: a spacious bright living room, a large open kitchen with dining area, a veranda converted into an office, as well as a master suite featuring a bedroom, bathroom, and a large walk-in closet. Upstairs: two comfortable bedrooms and a bathroom. Outside, you'll find a beautiful landscaped garden, a lovely swimming pool, and a pétanque court. A rare property, perfectly located, offering peace, privacy, and quality of life just minutes from the center of Aix-en-Provence.

### Legal information

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Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).

Energy class (dpe) : B - Emission of greenhouse gases (ges) : A  
Document non contractuel - 07/12/2025



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SIRET 403 651 235 00018 - Garantie financière : Socaf 110 000 € - Document non contractuel