

1 900 000 €

**Buying property**

**8 rooms**

**Surface : 265 m²**

**Surface of the land : 27000 m²**

**Exposition : Sud**

**View : Campagne**

**Hot water : Fuel**

**Inner condition : good**

**Amenities :**

pool, fireplace, double glazing, Automatic Watering, Laundry room, Automatic gate, calm

5 bedroom

2 bathrooms

2 showers

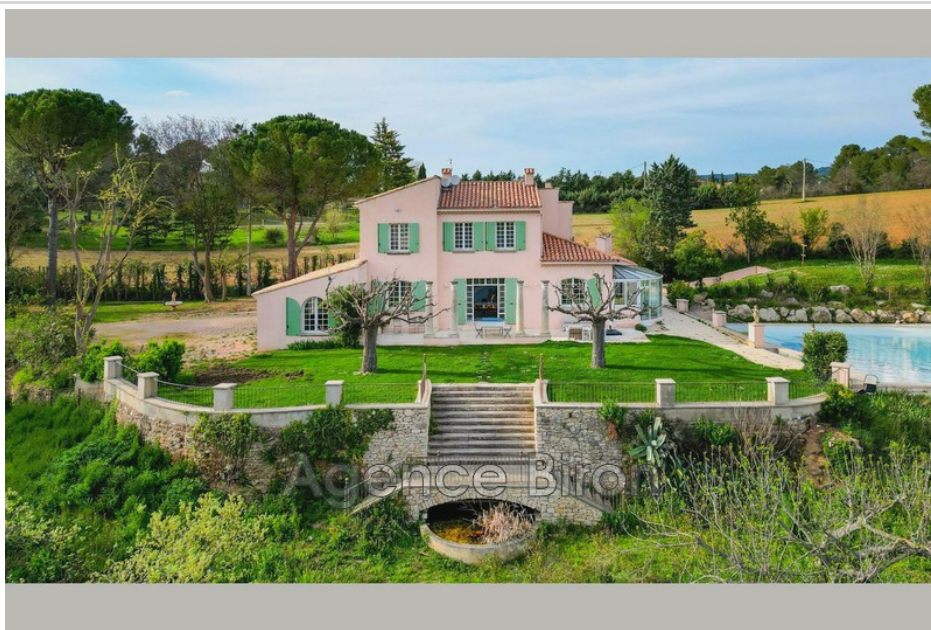
1 garage

1 cellar

**Legal information**

1 900 000 €

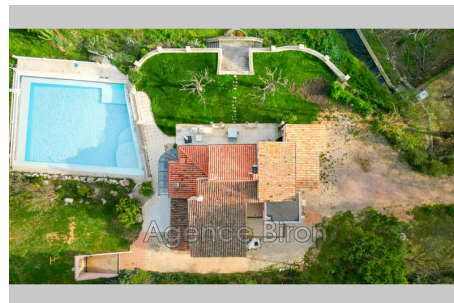
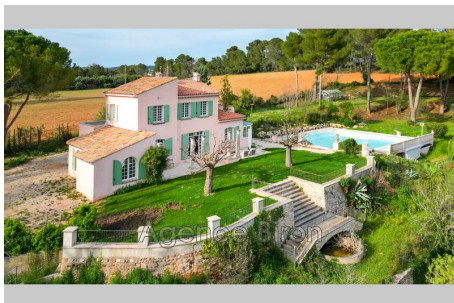
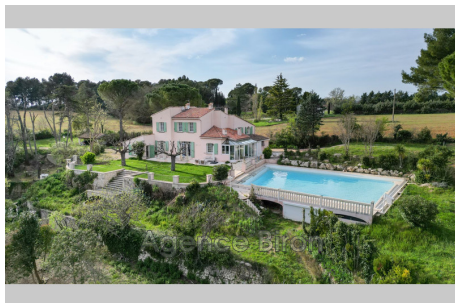
Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



## Property Aix-en-Provence

Charm and prestige 3 km from the city center – Exceptional property Just 3 km from the city center, in a highly sought-after area, this superb character property will seduce you with its unique setting. Offering 265 m² of living space, this 8-room house combines old-world charm with modern comforts. It includes a spacious living space with a double living room, a separate dining room, and a spacious kitchen. It also has 5 bedrooms on 3 separate levels and numerous utility rooms and multiple storage spaces. Built in the heart of a 2.7-hectare landscaped park, it benefits from a calm and green environment, with a natural spring, several decorative ponds and a rare bucolic atmosphere in the immediate vicinity of the city. Outside, an infinity pool overlooks the valley, offering an exceptional panoramic view, ideal for moments of relaxation in complete serenity. A rare find for lovers of nature, peace and quiet, and authenticity.

Document non contractuel - 03/08/2025



Agence Biron - 5, Rue espariat - 13100 Aix en Provence

Tél: 04 42 93 45 62 - [agence.biron1@gmail.com](mailto:agence.biron1@gmail.com)

Carte professionnelle n°A06-2770 Préfecture des Bouches du Rhone -

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