



## New modern villa for sale in Aix en Provence



### Agenten-Info

Name:	ArKadia
Name der Firma:	
Land:	Vereinigtes Königreich
Telefon:	
Sprachen:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 2,804,092.3

### Standort

Land:	Frankreich
Staat/Region/Provinz:	Provence-Alpes-Côte d'Azur
Stadt:	Aix-en-Provence
Postleitzahl:	13626
Veröffentlicht:	05.08.2022

### Beschreibung:

Buy a new villa with a 10-year guarantee in Aix-En-Provence, in the popular Cézanne district. [Cours Mirabeau](#) 10 minutes by bike, 2.5 kilometers. The villas are located close to the centre and in a green area. The high-quality new contemporary villa of 250 m<sup>2</sup> has a large terrace, a swimming pool of 9 x 4 m and a pool house for long summer evenings. There is also a large double garage and 2 parking spaces, all on a large plot of over 1,200m<sup>2</sup>.

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High-quality and very trendy equipment: large-format fine stoneware tiles 120 x 120 and 90 x 90, earthenware 40 x 80, underfloor heating and cooling on the ground floor + air diffusion floor through openings in false ceilings, floor-to-ceiling sliding aluminium carpentry and brick partition in the living room, high ceilings, construction according to RT2012 sound - and thermal insulation standards for greater energy savings. outside; Natural stone facade + friction lining, reinforced concrete swimming pool with large tiled beaches 80 m<sup>2</sup>, beautiful landscaping of the entire garden, all well fenced. Clearly, optimal convenience for a turnkey project!

### You can choose from the following sizes and prices for a new villa in Aix

Villa 2 has 4 bedrooms, 184 m<sup>2</sup> of living space and a garden of 610 m<sup>2</sup>. Price 1,600,000 euros Villa 5 has 5 bedrooms, 250 m<sup>2</sup> of living space and a garden of 1110 m<sup>2</sup>. Price 2,400,000 euros Villa 4 has 5



bedrooms, 250 m<sup>2</sup> of living space and a garden of 1223 m<sup>2</sup>. Price 2,400,000 euros Aix-en-Provence has all the charm of a small Provencal village. A walk through the old town is a celebration because you will always come across impressive buildings, fountains, streets and special monuments. Aix-en-Provence is known for its authentic southern French markets. On Tuesday, Thursday and especially Saturday mornings, in the centre you will find dozens of stalls with vegetables, fruits and even books, fresh flowers, clothes, flea markets and local products. The lively Cours Mirabeau is traditionally the place to see and be seen in Aix. Paul Cézanne, Emile Zola and Pablo Picasso all went to Les Deux Garçons here, but unfortunately, this famous brasserie burned down in 2019 and has been closed for the time being. While it's nice to watch the shoppers under the plane trees here, the Place de l'Hôtel-de-Ville is actually even nicer. Sit down on one of the many terraces overlooking the old town hall.

## Allgemein

Schlafzimmer:	5
Badezimmer:	3
Fertige m <sup>2</sup> :	250 m <sup>2</sup>
Grundstücksgröße:	1110 m <sup>2</sup>

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der Website:	<a href="http://www.arkadia.com/MBJL-T4086/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/MBJL-T4086/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Kontaktinformation

IMLIX ID:	qui-emer
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