



## Detached Villa with Pool and Guest Accommodation



### Ügynök információ

|                      |                                                               |
|----------------------|---------------------------------------------------------------|
| Név:                 | David Evans                                                   |
| Cégnév:              | Cle France Ltd                                                |
| Ország:              | United Kingdom                                                |
| Experience since:    |                                                               |
| Szolgáltatás típusa: | Vásárlás vagy eladás                                          |
| Specialties:         |                                                               |
| Property Type:       | Apartments, Houses                                            |
| Telefon:             | +44 (1440) 820-358                                            |
| Languages:           | English, French                                               |
| Weboldal:            | <a href="https://clefrance.co.uk">https://clefrance.co.uk</a> |

### Hirdetés részletei

|           |                  |
|-----------|------------------|
| Ingatlan: | Eladó            |
| Ár:       | USD 2,882,229.79 |

### Elhelyezkedés

|                        |                            |
|------------------------|----------------------------|
| Ország:                | France                     |
| Állam/Régió/Tartomány: | Provence-Alpes-Côte d'Azur |
| Város:                 | Aix-en-Provence            |
| Írányítószám:          | 13090                      |
| Feladta:               | 2025. 10. 27.              |

#### Leírás:

REDUCED in price - A haven of peace within walking distance of the Set Club, in a highly sought-after residential area of Aix en Provence.

This 260 m2 property and its independent 40 m2 one-bedroom apartment on 4000 m2 of land, facing south-east, opens onto a large swimming pool and its furnished terraces.

The living space immediately seduces with its beautiful volumes and its unobstructed view of the surrounding hills, all this without any overlooking neighbours and sheltered from view.

The villa has two bedrooms on the ground floor and an office.

Upstairs, two bedrooms including a master suite, a separate dressing room and a large office relaxation area.

It has all the amenities.

The independent T2 is ideal for hosting or entertaining domestic staff.



Large natural spaces for horses, a vegetable garden, and a multi-sports ground allow you to plan according to your needs.

The parking lot with more than 10 spaces allows for easy movement. 3 garages and a large laundry room provide ample storage.

With its unobstructed, commanding view, this country house, close to the city center, offers superior quality services and invites you to experience the gentle way of life of Provence.

Everything has been designed for family living and entertaining.

The department of the Bouches-du-Rhone is in the region of Provence Alpes / Cotes d'Azur in the South East of France and is an interesting and varied region for visitors to Provence, from the bustling centre of Marseille to the peaceful hillside villages, there is an abundance of beautiful coastal scenery and fascinating towns such as Arles and Aix-en-Provence to explore.

The Bouches-du-Rhone is situated in the south-west corner of the Provence Alpes / Cotes d'Azur region, on the Mediterranean coast and with the Languedoc-Roussillon region to the west. Marseille is the principal / capital city of the department.

Due to its diversity, the towns and roman monuments, the impressive scenic highlights, and its typically 'Provençal' character a visit to Bouches-du-Rhone has something of interest for both the first time visitors as well as seasoned property hunters looking for their dream home

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.



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For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## Gyakori

|              |         |
|--------------|---------|
| Hálósobák:   | 6       |
| Fürdőszobák: | 3       |
| Telekméret:  | 4083 nm |

## Building details

|                    |      |
|--------------------|------|
| Outdoor Amenities: | Pool |
|--------------------|------|

## Rental details

|            |     |
|------------|-----|
| Furnished: | Yes |
|------------|-----|

## Lease terms

|                 |  |
|-----------------|--|
| Date Available: |  |
|-----------------|--|

## Contact information

|           |             |
|-----------|-------------|
| IMLIX ID: | IX7.726.880 |
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