



## Delightful Town House with Lovely Garden



### Ügynök információ

Név:	David Evans
Cégnév:	Cle France Ltd
Ország:	United Kingdom
Experience since:	
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
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### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 434,190.59

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Provence-Alpes-Côte d'Azur
Város:	Bouc-Bel-Air
Irányítószám:	13320
Feladta:	2025. 12. 23.
Leírás:	

This charming 90 sqm town house elegantly blends period character with contemporary comfort. From the entrance, an intimate garden sets the tone: authenticity and a relaxed lifestyle.

The 28 sqm living room, with its beautiful central fireplace, invites convivial gatherings. The separate kitchen, finished in distinctive polished concrete, combines design and functionality.

Upstairs, two spacious and bright bedrooms offer exceptional comfort, one with built-in wardrobes, a private terrace, and a jacuzzi. A bathroom, a shower room, and a laundry room complete the amenities.

The carefully selected materials: antique terracotta tiles, double glazing, and reversible air conditioning, lend a unique charm to the property.

A wrought-iron staircase leads to a large 40 sq m terrace, a true relaxation area with unobstructed views over the rooftops and surrounding countryside.

The setting is perfect for installing a small swimming pool to fully enjoy sunny days.



A beautiful balance between interior space and outdoor areas creates an ideal environment for a comfortable and peaceful lifestyle.

Just 15 minutes from Aix-en-Provence, the TGV train station, and Marseille Provence Airport (Marignane), this house is located in the heart of Bouc Bel Air, close to all amenities.

A highly desirable property, not to be missed.

Apologies for the triangle overlay on the images, this particular agent is in a very competitive sector and wishes to protect their images from being copied. If you want to see clean images of this listing simply Make an Enquiry and we will respond.

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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## Gyakori

Hálósobák: 2  
Fürdőszobák: 1  
Telekméret: 330 nm

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.020.097

