



## Detached Villa with Pool and Guest Accommodation



### Informazioni sull'Agente

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Experience since:	
Tipo di servizio:	Selling a Property
Specialties:	
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 2,919,884.44

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Provence-Alpes-Côte d'Azur
Città:	Aix-en-Provence
Cap:	13090
Pubblicato:	23/12/2025

### Descrizione:

**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

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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.

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## Comune

Camere da letto: 6  
Bagni: 3  
Dimensione del lotto: 4083 mq

## Building details

Outdoor Amenities: Pool

## Rental details

Furnished: Sì

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.020.108

