



## Detached Country House with Swimming Pool



### Agent Info

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### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 1,146,494.08

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Provence-Alpes-Côte d'Azur
Plaats:	Luynes
Postcode:	13080
Geplaatst:	27-10-2025

### Omschrijving:

**REDUCED** in price - Nestled in the heart of the Aix countryside, this Provencal bastide offers an enchanting escape, a lifestyle blending authenticity and Mediterranean charm. Less than 10 minutes from the center of Aix-en-Provence, and just 5 minutes from the IBS business school, this property enjoys a rare and privileged setting, a true haven of serenity. The space unfolds.

From the entrance, on the west side, a welcoming room greets you, highlighted by an antique fireplace and discreet storage. The large, light-filled living room comes alive around a wood-burning stove, creating a warm and convivial atmosphere. The noble and timeless natural travertine flooring lends the whole space a mineral elegance. The fully equipped kitchen, open to the living area, invites you to share moments of culinary delights and enjoyment. A pantry discreetly and practically completes this level of living space.

Upstairs: Two large bedrooms, including a superb master suite with its polished concrete bathroom, combine comfort and style. A third, charming bedroom and a shower room with a walk-in shower complete the layout. Each bedroom has storage units adorned with antique doors, reminders of the past, which add a touch of timeless elegance.

The 23 sq m outbuilding at the rear houses an independent studio, offering a self-contained space for



hosting friends or family. Outside: The 8,000 sq m grounds, generously landscaped with trees, unfold their shaded pathways and flowerbeds like an invitation to daydream.

Two terraces, one bordering the swimming pool and the other in front of the living room, offer relaxing spaces perfect for balmy summer evenings. And at the bend of a grove, a marvellous old wash house is revealed, like a poetic nod to Provence of yesteryear.

The elegantly tiled swimming pool is complemented by a furnished pool house, a true haven of conviviality and relaxation for summer days spent with family or friends.

Just 20 minutes from the TGV station and the airport, this bastide, with its preserved charm, perfectly embodies the Provencal art of living, combining old-world character, quality amenities, and modern comfort. Its enchanting setting, ideal location, and unique atmosphere make it a rare find, where every moment becomes precious.

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 'Provencal' 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.



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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.

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

## **Algemeen**

Slaapkamers: 5  
Badkamers: 2  
Lot Afmeting: 8000 m<sup>2</sup>

## **Building details**

Outdoor Amenities: Pool

## **Rental details**

Furnished: Ja

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX7.726.969

