



## Detached Villa with Swimming Pool on Landscaped Gardens



### Agent Info

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### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 1,753,789.2

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Provence-Alpes-Côte d'Azur
Plaats:	Meyreuil
Postcode:	13590
Geplaatst:	16-12-2025
Omschrijving:	

A stunning Villa with Swimming pool set in over an hectare of landscaped gardens and the villa has 240m2 living space, located just minutes from the refined charm of Aix-en-Provence and the IBS International School, Le Montaignet unfolds its wooded hills and Mediterranean scents. It is here, in this preserved haven, that an exceptional villa is hidden, surrounded by a one-hectare park where silence, serenity, and light reign.

- Ground floor: From the moment you enter, the space opens up and breathes. A vast 95 sqm living room, bathed in sunlight, seamlessly blends with the garden and swimming pool. Large bay windows blur the lines, inviting nature into the heart of the house. The modern and inviting American-style kitchen blends seamlessly into the home, becoming a hub for conversation, laughter, and shared meals. This level extends to an elegant bedroom with an en-suite shower room and dressing room, an inspiring office, and a laundry room connected to the double garage, which can easily be converted into a self-contained studio.-

- Upstairs: two tranquil bedrooms offer a peaceful retreat, each sharing a bathroom. A wine cellar awaits connoisseurs of fine wines and precious moments in the basement. Modern comfort, ensured by air conditioning, is available year-round.



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- Outside: the charm intensifies: a summer kitchen with an adjoining shower room provides a perfect setting for al fresco dining. Surrounding it, the swimming pool shimmers like a mirror amidst a hectare of lush greenery, offering tranquility and privacy at every turn; and because this house embodies the future, it still offers the possibility of a 40 m<sup>2</sup> extension. Powered by a well, it combines elegance and self-sufficiency in a natural setting.

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.

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

## **Algemeen**

Slaapkamers:	4
Badkamers:	2
Lot Afmeting:	10000 m <sup>2</sup>



## Utility details

Heating: Ja

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.016.697

