



## Stunning Detached Villa with Landscaped Gardens



### Информация об агенте

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### Детали объявления

Недвижимость:	На продажу
Цена:	USD 1,349,511.31

### Местоположение

Страна:	Франция
Область:	Provence-Alpes-Côte d'Azur
Город:	Экс-ан-Прованс
Почтовый индекс:	13090
Добавлено:	13.10.2025

#### Описание:

**REDUCED in price** - Stunning Detached Villa with a view of Sainte-Victoire, in the heart of the peaceful and secure Pey Blanc residence, nestled in a 2,000 m<sup>2</sup> green parkland setting, stands this character property, offering approximately 220 m<sup>2</sup> of living space. Just a few steps from the prestigious Set Club, this promising location is ideally suited to a large-scale family project, enhanced by the presence of an outbuilding with multiple possibilities.

The house opens to the north onto a vast shaded terrace, a welcoming point towards an entrance bathed in light to the west. It leads to a first warm living room, extended by an intimate bedroom, and a large south-facing kitchen, bright and welcoming, also opening onto a terrace overlooking the wooded garden.

On the east wing, a second living room is open to the view, adjoined by a separate kitchen facing the outside, flooded with sunlight. An aerial staircase leads to the Master Room, a true haven of peace, extended by two terraces offering a striking panorama of the majestic Sainte-Victoire. A corridor distributes three welcoming bedrooms, as well as a shared bathroom, while a second hallway leads to two bedrooms nestled under the eaves, accompanied by their shower room.

The land, suitable to construct a swimming pool, lends itself to all landscaping desires.



Two gates, to the north and south, and a carport to protect the cars complete this property, promising an art of living in the heart of Aix nature.

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.

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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.

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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## **Общие**

Спальни:

6



Ванные комнаты: 2  
Площадь участка: 2000 кв м

### Utility details

Heating: да

### Building details

Outdoor Amenities: Pool

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX7.685.403

