



ADN Immo Conseil

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2 500 000 €

For sale demeure de prestige

9 rooms

Surface : 370 m²

Surface of the living : 40 m²

Surface of the land : 11010 m²

Year of construction : 1982

Exposition : Sud

View : Jardin

Hot water : Electrique

Inner condition : good

External condition : good

Couverture : tiles

Features :

pool, Pool house, Jacuzzi spa, secure domain, Chambre de plain-pied, double glazing, Automatic Watering, Buanderie, Portail automatique, calm

5 bedroom

3 terraces

3 bathrooms

5 showers

4 WC

7 garage

6 parkings

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

10/12/2024 - Prix T.T.C



Demeure de prestige 122 Aix-en-Provence

You're sure to fall in love with this characterful property in the heart of a magnificent wooded park of over one hectare in the Aix countryside. Located less than 10 minutes from the city center of Aix-en-Provence, its location is ideal, calm, and close to all transport and access: TGV station, Airport, Motorways. The mansion offers approximately 305 m² of living space, 60% of which is on the ground floor. Many possibilities of developments are offered to you. Currently furnished with 3 bedrooms, 3 bathrooms and showers, including a 70 m² master suite equipped with a wood stove with central shower, private bathroom. The living space is full of character with a cathedral lounge, a typical Provençal and fully equipped kitchen, its adjoining dining room and shared spaces: games room with billiards, gym, sauna, spa... In the continuity of the property is a caretaker's house of approximately 70 m², you can thus offer it to your friends, your family, your trusted person, or allow yourself to have a guaranteed rental income. You will also discover the possibility of parking seven vehicles in complete safety, and at least as many at the entrance to the estate. A 25-meter long swimming pool with its beach and pool house will provide many moments to share and make them

