

# French Properties

ONLINE

€2 884 000

3 bedroom luxury property

Surface : 270 m<sup>2</sup>

Surface of the living room: 88 m<sup>2</sup>

Surface of the land: 1000 m<sup>2</sup>

Year of construction: 2024

Exposition: southeast

View : Countryside

Kitchen: Equipped

Hot water: Thermodynamique

Heating: Climatisation gainée réversible et chauffage refroidissement par le sol

Inner condition: new construction

External condition: new construction

Couverture: roof terrace

#### Features:

pool, calm, air conditioning, double glazing, fireplace, Aucun vis à vis

3 bedroom

2 terraces

3 showers

3 WC

1 garage

2 cellars

Energy class (dpe): A

Emission of greenhouse gases (ges): A

Document non contractuel

22/12/2024 - Prix T.T.C



## Luxury property 611167 Aix-en-Provence

North and 5 minutes from the center of Aix en Provence, in the quiet of a secure domain of 4 villas. On a plot of approximately 1000m<sup>2</sup> with a heated swimming pool with roller shutter of 2.5 x 12m. This new villa with a total surface area of approximately 300m<sup>2</sup> on one level combining massive stone, aluminum and wood, offers an entrance, a kitchen, a utility room, an interior patio, a large living room, 2 suites, a large master suite and an office. The layout, the fluid circulation, the volumes, the ceiling height and the brightness provided by its large bay windows make this villa a rare and pleasant property to live in. In the basement, a laundry room, the machine room as well as a private and secure garage of approximately 80m<sup>2</sup> allows parking for 3 vehicles. New villa - Ducted air conditioning - Underfloor heating and cooling - Heated and secure swimming pool - Quiet - Latest Standards - Reduced notary fees -

Fees and charges :

2 884 000 € fees included

