

1 650 000 €

Buying house

5 rooms

Surface : 185 m²

Surface of the land : 2450 m²

Year of construction : 1981

View : Dégagée

Hot water : Electrique

Inner condition : excellent

External condition : exceptional

Features :

Pool, Belle vue, Fireplace, Bedroom on ground floor, Double Glazing, Automatic Watering, Laundry room, Automatic gate, Quiet

4 bedrooms

1 terrace

1 bathroom

1 shower

2 WC

2 garages

4 parkings

1 cellar

Document non contractuel

15/05/2021 - Prix T.T.C



House 151 Aix-en-Provence

VILLA WITH EXCEPTIONAL VIEW

In absolute calm in a dominant position, without being isolated, 15 minutes from the center of Aix-en-Provence and 20 minutes from Aix-TGV station.

Very rare with a breathtaking 180 ° view.

Tastefully renovated Californian style villa offering 185 m² of living space + an 80 m² basement on an enclosed plot of 2,450 m² carefully landscaped.

A beautiful salt water swimming pool 12 x 6 m, a pretty atypical pétanque court and a barbecue area.

An open double garage of 35 m².

Entrance from the north, the house consists of a large double living room with a dining room, a contemporary fireplace with closed hearth, a separate and equipped kitchen, an adjoining laundry room and a cloakroom with WC.

Night side, 4 bedrooms including 1 with private bathroom, a bathroom, an office and a toilet.

Modern services:

Air conditioning in all bedrooms



videophone

Grand House heating: heat pump

Water softener

Alarm

Bus on foot. Possibility of creating an additional 15 m² in the house and an additional 15 m² adjoining the garage. No procedure in progress. Very good neighborhood. Property tax: 2300 €.

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Fees and charges :
SIRET 751 799 355 00011 BCS AIX ERI Anne Colson
1 050 000 € agency fees 3,03 % at the responsibility of the buyer included

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