

**Price on request**

**Buying house**

**7 rooms**

**Surface : 201 m<sup>2</sup>**

**Surface of the living : 42 m<sup>2</sup>**

**Surface of the land : 2636 m<sup>2</sup>**

**Exposition : Sud**

**View : Jardin**

**Hot water : Thermodynamique**

**Inner condition : a refresh**

**External condition : good**

**Cover : Tiling**

**Features :**

Pool, Pool house, Belle vue,  
Fireplace, Double Glazing,  
Automatic Watering, Laundry room,  
Automatic gate, Quiet

4 bedrooms

2 terraces

1 bathroom

1 shower

2 WC

1 garage

4 parkings

**Energy class (dpe) : C**

**Emission of greenhouse gases  
(ges) : A**

Document non contractuel

09/07/2025 - Prix T.T.C



**House 171 Aix-en-Provence**

Treat yourself to the opportunity to live in a charming Provençal village just 15 minutes from Aix-en-Provence Nord, without any disturbance. Nestled in a peaceful countryside atmosphere, this beautiful traditional house offers an exceptional living environment. With a living area of approximately 201m<sup>2</sup>, this residence features a swimming pool, multiple outbuildings, and a lush and fruity garden extending over 2600m<sup>2</sup>. This haven of peace is also not far from the village center, providing both a serene environment and easy access to amenities. The house can also be converted into two separate homes, each level offering independent exterior access. The ground floor of the residence consists of a generous 39m<sup>2</sup> living room with a fireplace, a self-contained and fully equipped kitchen adjoining a large 42m<sup>2</sup> reception area. The latter, thanks to its multiple openings, is bathed in natural light and opens onto a vast terrace with a view of the swimming pool and the garden. Other amenities include a shower room with a toilet and a laundry room. The upper level consists of two bedrooms, a spacious 25m<sup>2</sup> office that can be converted into a master suite with a terrace, a large dressing room, a bathroom and an additional toilet. As for the top floor, it houses a games room and a bedroom located in the



stops and motorway access, offering a feeling of tranquility and enormous potential. Don't wait any longer and visit this exceptional property awaits you!  
Tel : 06.60.68.62.58 - Email : [annecolsonimmobilier@gmail.com](mailto:annecolsonimmobilier@gmail.com)  
Information on the risks to which this property is exposed is available on the  
Carte n° CPI 1310 2018 000 035 835 délivrée le 19/09/2024 par CCI MARSEILLE PROVENCE  
SIRET 751 799 255 00011 RCS AIX - EURL Anne Colson  
Pas de garantie financière, absence de détention de fonds  
Document non contractuel  
Fees and charges :

