

995 000 €

Buying house  
7 rooms  
Surface : 180 m<sup>2</sup>

Surface of the living : 41 m<sup>2</sup>  
Surface of the land : 13510 m<sup>2</sup>  
Year of construction : 1985  
Exposition : Sud  
View : Jardin  
Hot water : Electrique  
Inner condition : a refresh  
External condition : good

**Features :**

Pool, Pool house, Fireplace,  
Bedroom on ground floor, Double  
Glazing, Automatic Watering,  
Laundry room, Quiet

4 bedrooms  
1 terrace  
1 bathroom  
1 shower  
2 garages  
4 parkings

Energy class (dpe) : C  
Emission of greenhouse gases  
(ges) : A

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**House 159 Aix-en-Provence**

Aix en Provence Nord, 20 minutes away in a charming popular village, you will be charmed by this beautiful family property consisting of a 187 m<sup>2</sup> house on a 350 hectare oak grove with swimming pool and numerous annexes.

The house develops, on the ground floor, a kitchen with pantry, a beautiful living room adorned with old floor tiles with a fireplace, access to the terrace and the awning for summer dinners, an office, three bedrooms, a large bathroom of water. Upstairs, you will find a master suite with bathroom and large linen room or dressing room.

An adjoining garage makes it possible to make a 5th bedroom on one level.

5x10 m swimming pool with a very large pool house and storage workshop.  
Local swimming pool and double garage.

Quiet environment and countryside, close to shops, schools and college.

Property with great potential! Charming house!

Price: 1,197,000 euros with fees included payable to buyers of 5% including tax



Responsibility of the buyer included

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