LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A44042GLG13 Price: 990 000 EUR

agency fees to be paid by the seller

NEWLY RENOVATED HOUSE, AIX-EN-PROVENCE NORTH– 4 BEDROOMS, 5 ROOMS, 170 m , 700 m LAND, OUTDOOR PARKING, POOL



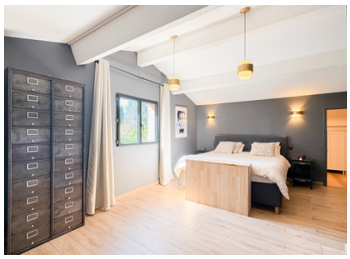












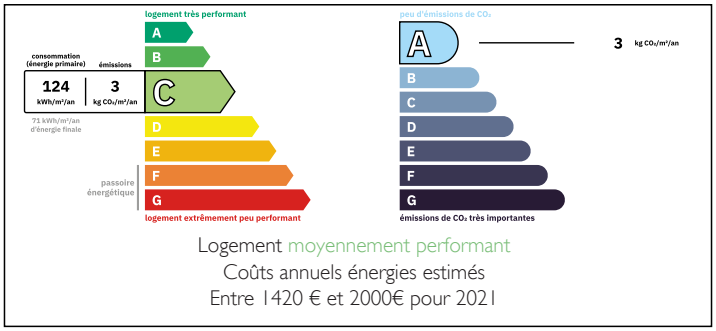
INFORMATION

Town:	Aix-en-Provence
Department:	Bouches-du-Rhône
Bed:	4
Bath:	3
Floor:	170 m2
Plot Size:	694 m2

IN BRIEF

Aix-en-Provence Les Platannes– Just minutes from the historic city center, in a sought-after residential area, this luxury house fully renovated in 2024 offers 190 sqm of living space with high-end finishes. This contemporary villa features a bright open-plan living area with central fireplace and a designer kitchen crafted from Pierre de Mareuil stone and Taj Mahal quartzite. The property includes 4 bedrooms, including 2 suites, with a 40 sqm master suite featuring a walk-in closet and en-suite bathroom. The 700 sqm landscaped garden with swimming pool and terrace creates a private oasis. Fully equipped with smart home automation and EV charging, this is an ideal primary residence or prestigious real estate investment in Aix-en-Provence.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1420 € et 2000€ pour 2021

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

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LOCAL TAXES

Taxe foncière:	**1418 EUR**

NOTES

DESCRIPTION

Exclusive Luxury House in Aix-en-Provence – 4 Bedrooms, Pool, Garden

Set just minutes from Aix-en-Provence's historic center, in one of the city's most prestigious residential neighborhoods, this fully renovated 2024 house embodies contemporary luxury and Provençal elegance. Offering approximately 190 m², the home features a luminous open-plan living space centered around a striking fireplace and a chef's kitchen crafted from Pierre de Mareuil stone and Taj Mahal quartzite—where sophistication meets functionality.

The property comprises 4 bedrooms, including 2 suites. The ground floor includes two bedrooms, a shower room, and a versatile playroom or office, ideal for families or remote work. Upstairs, the property comprises 2 suites, including a 40 m² master suite with spa-style bathroom, double Jacuzzi bath, and bespoke dressing room.

The landscaped 700 m² garden creates a private retreat with a sparkling swimming pool, terrace, pétanque court, and a charming chalet. Parking includes a fast EV charging station for modern convenience.

Equipped with full smart home automation and offering quick access to the autoroute, this villa perfectly blends high-end comfort, security, and Provençal lifestyle.

Ideal as a primary residence or prestigious investment, this rare property offers an unmatched opportunity to acquire a luxury home in one of Aix-en-Provence's most coveted locations.

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr