

1 990 000 €

**Buying maison contemporaine**  
**8 rooms**  
**Surface : 290 m<sup>2</sup>**

**Surface of the living : 57 m<sup>2</sup>**  
**Surface of the land : 1700 m<sup>2</sup>**  
**Year of construction : 2008**  
**View : Campagne**  
**Hot water : Electrique**  
**Inner condition : excellent**  
**External condition : good**  
**Couverture : tiles**

**Amenities :**

pool, pool house, fireplace,  
Bedroom on ground floor, double  
glazing, Automatic Watering, air  
conditioning, Automatic gate, calm

5 bedroom  
2 bathrooms  
3 showers  
4 WC  
1 garage  
1 cellar

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

Document non contractuel  
28/06/2022 - Prix T.T.C



**Maison contemporaine ref. V1738M - #mandat 2079 - Aix-en-Provence**

Ten minutes walk from the city center of Aix en Provence, beautiful contemporary house of 210 m<sup>2</sup> with an outbuilding type guest house of 70 m<sup>2</sup> on a closed and landscaped land of 1700 m<sup>2</sup> with heated swimming pool. South facing with large bay windows, this bright property benefits from superb architecture with high quality materials. On the ground floor: An entrance, an office, a living room, a dining room, an open kitchen and its office, a bedroom with dressing room. The living room opens onto the main terrace and the 11 x 4.5 heated swimming pool. Upstairs: a large master suite, two bedrooms with bathroom and a 35m<sup>2</sup> terrace offering a clear view of the city and the Sainte Victoire. A cellar and a basement of approximately 100 m<sup>2</sup> complete this property with a home cinema room. Independent guest house of 70m<sup>2</sup> comprising two bedrooms, a living room and a separate entrance. A spirit of modernity and comfort for this house in the center of Aix and close to motorway access.

Fees and charges :

1 990 000 € agency fees 4,02% à the responsibility of the buyer included

