LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



NEWLY RENOVATED HOUSE, AIX-EN-PROVENCE NORTH– 4 BEDROOMS, 5 ROOMS, 170 M², 700 M² LAND, OUTDOOR PARKING, POOL

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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PROPERTY FACT FILE

REFERENCE	A44042GLG13
PRICE	€ 990,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	3
ACCOMMODATION	170 m²
LAND	694 m²
TOWN	Aix-en-Provence
DEPARTMENT	
LOCATION	50km or less to ferry
TYPE	Maison, Villa, Family Home
CONDITION	
FEATURES	Swimming Pool, Private parking, High speed internet

*Price based on current exchange rate which is subject to change





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- Renovated in 2024 with high-end finishes
- Bright living area with central fireplace
- 4 bedrooms including 2 spacious suites
- 700 m² landscaped garden with pool & terrace
- Full smart home system with EV charger

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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



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.



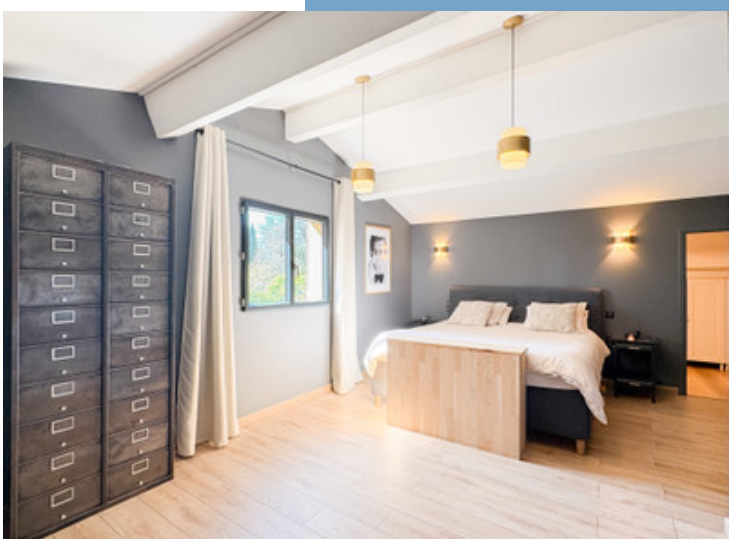
The property comprises 4 bedrooms, including 2 suites. The ground floor includes two bedrooms, a shower room, and a versatile playroom or office, ideal for families or remote work. Upstairs, the property comprises 2 suites, including a 40 m² master suite with spa-style bathroom, double Jacuzzi bath,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



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A44042GLG13

COMPLETE FILE AND PHOTO ON REQUEST

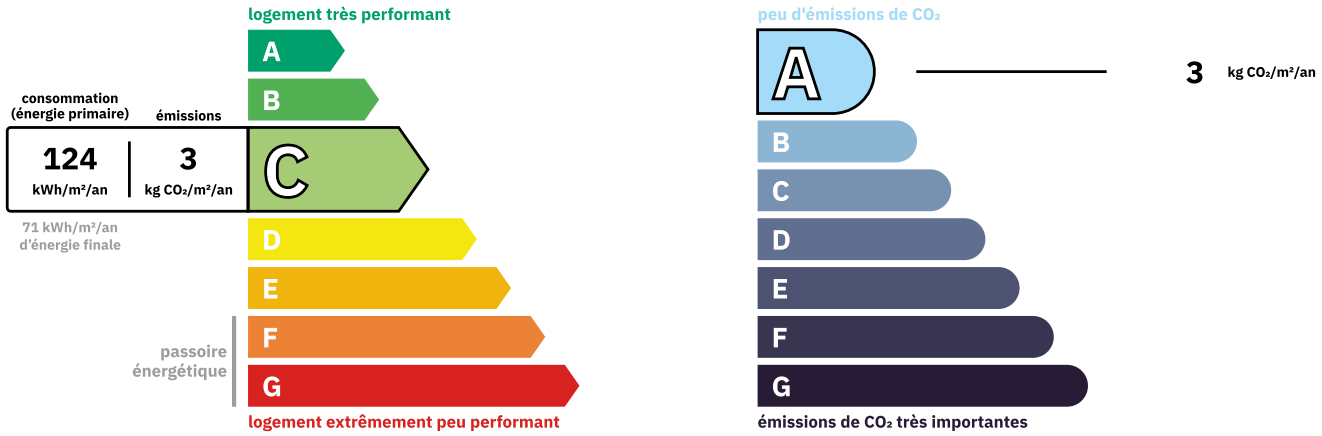
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BEDROOMS, 5 ROOMS, 170 M
700 M² LAND, OUTDOOR ...

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

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 1420 € and 2000€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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FILE COMPLETE AND PHOTOS ON REQUEST

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