



### **Stunning spacious villa, 5 minutes Aix centre**

**Reference No:** 1625

**Price Euros:** 2,100,000

**Area:** Aix En Provence

**Town:** Aix En Provence

**Department:** Bouches du Rhone

**Bedrooms:** 6

**Land Size m2:** 4,000

**Habitable space m2:** 300

**Full Description:** This gorgeous, newly built home has modern fittings and attention to every detail. It is set in a quiet area, not isolated, but just 5 minutes from the centre of Aix en Provence, making this a very desirable residence indeed.

Entrance onto the property is via an imposing wrought iron gateway and from that moment on wow factor guaranteed.

A stone hallway gives the house presence from the first moment. There is a bright spacious open plan lounge/dining room with fireplace looking out onto the beautiful garden and pool area, and an open plan modern kitchen. There is also a laundry and boiler room. On the ground floor there is also an office area, guest wc, and a large double bedroom, with ensuite bathroom with bathrub and an italian walk-in shower and wc. The stone stairwell and floors accentuate the splendor of this home.

The upper level has 4 additional spacious bedrooms, 2 of which are ensuite and 2 of which share a shower room and wc.

There are lots of storage areas both inside and out.

Outside there is a covered dining patio and open poolside patio and the pool house could very easily be used as a summer kitchen.

SYNONYMOUS WITH QUALITY PROPERTY ACROSS THE SOUTH OF FRANCE

Siège: 13 Rue De La Bague, 06560, VALBONNE France - [www.RHF1.com](http://www.RHF1.com)

Numero de Siret: 48018261700013 - Numero TVA: FR87480182617 - Garantie FNAIM 120,000 euros 26980b

Carte professionnelle 5940T délivrée par la prefecture de Nice, Alpes Maritimes - Gérant GREEN Richard

RHF INTERNATIONAL THE PROPERTY SPECIALISTS FOR INTERNATIONAL BUYERS & SELLERS

This splendid home has privacy and country surroundings, but it is only five minutes from the center of Aix en Provence.

The landscaped garden has an automatic watering system, automatic gates and an alarm system.

There is an Independent apartment or gardien cottage of 60m<sup>2</sup> comprised of 1 bedroom, bathroom and living area.

There is also a huge rental income possible.

Just minutes from the Cours Mirabeau and surrounded by country side make this a perfect dream home that is ready to move into immediately with no work at all required.

**Property Features:** Air conditioning, Alarm, Automatic Gates, Automatic Watering, Broadband / ADSL, Central vacuum system, Courtyard, Dependancies, Double Glazing, Electric Shutters, Fireplace, Fountain, Independant Apartment, Large Rooms, Laundry, Letting Potential, Outside Lighting, Pool Alarm, Pool-House, Private Garden, Private Pool, Quality Fittings, Satellite TV, Terrace, Tile Floors, Traditional roof with génoise

**Nearby Amenities:** Beaches, Clubhouse, Fitness Center, Forest/Parkland, Golf Course, Local Shopping, Medieval Village, Nightlife, Public Transport, Restaurants, Schools, Ski-ing (-2hrs), Spa/Jacuzzi, Sports Complex, Swimming Pool, Tennis Courts, TGV - less than 1 Hour, Weekly market

**View:** Garden, Pleasant, Pool

**Heating:** Geothermic, Rev. climate control



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