



**LUXURY** PROVENCE  
l'agence immobilière

1 190 000 €

**For sale villa**

**6 rooms**

**Surface : 204 m<sup>2</sup>**

**Surface of the land : 3700 m<sup>2</sup>**

**Year of construction : 2000**

**Exposition : Ouest**

**View : Dégagée**

**Inner condition : A moderniser**

**External condition : Bon**

**Features :**

pool, Climatisation, double glazing,  
Cheminée, Bedroom on ground floor,  
Automatic gate, Volets roulants électriques

4 bedroom

3 terraces

1 bathroom

2 show ers

3 WC

1 garage

5 parkings

**Emission of greenhouse gases (ges) : B**

Document non contractuel  
29/10/2024 - Prix T.T.C



### Villa 143 Le Tholonet

Luxury Provence offers for sale this charming house located in Tholonet, just 15 minutes from Aix-en-Provence. Set on a vast wooded plot of 3700 m<sup>2</sup>, this Provencal property of 160 m<sup>2</sup> also includes an outbuilding of 44 m<sup>2</sup>. You will appreciate the large 6x12 m swimming pool, perfectly located away from the house for a peaceful atmosphere. The location is ideal, with a bus stop a 5-minute walk away, making it easy to get to schools and the centre of Aix-en-Provence. There is a school nearby (5 min walk), and the centre of Le Tholonet is just a 10-minute walk away, while still being close to essential amenities. On the ground floor, you will discover a spacious living room, a master suite with access to a terrace, an office (or bedroom), a bathroom, a kitchen and a laundry room. On the first floor, you will find two bedrooms, a second bathroom and a dressing room that can also be used as an office. A large garage in the basement completes this property. This real estate advertisement was written under the editorial responsibility of Hugo CORDON (06 30 09 20 98), EI, commercial agent of SAS Luxury Provence, registered with the RSAC of Aix under number 978480044, holder of the employee card on behalf of the company Luxury Provence CPI13102024000000677 issued



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