



LUXURY PROVENCE
l'agence immobilière

1 395 000 €

For sale villa contemporaine

8 rooms

Surface : 309 m²

Surface of the living : 72 m²

Surface of the land : 2650 m²

Exposition : Sud

View : Dégagée

Inner condition : excellent

External condition : Exceptionnel

Features :

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

5 bedroom

3 terraces

1 bathroom

3 showers

2 garage

6 parkings

3 cellars

Energy class (dpe) : B

Emission of greenhouse gases (ges) : A

Document non contractuel

21/09/2024 - Prix T.T.C



Villa contemporaine 119 Cabriès

Luxury Provence offers you exclusively this magnificent contemporary villa of 187 m², nestled in the heart of the prestigious district of Cabriès, offering an exceptional living environment in the middle of nature. With a total surface area of 309 m², this exceptional property includes an independent studio, ideal for welcoming your guests. The spacious living room of 72 m² opens onto a superb plot of 2650 m², facing south, offering a panoramic view of the surrounding pine forest. Combining modernity and comfort, this villa is equipped with a high-end American kitchen and a complete heating system, including reversible air conditioning, a stove and a fireplace. The sleeping area is divided into two parts: to the west, a master suite with shower room, toilet and dressing room; to the east, three elegant bedrooms, an office and a bathroom with shower. The independent 31 m² studio, perfectly furnished, includes an equipped American kitchen, a shower room, a large bedroom and a private terrace. Outside, you will be seduced by the splendid swimming pool surrounded by a travertine terrace, decorated with a summer kitchen, a pool house, as well as a large jacuzzi for moments of absolute relaxation. A bowling alley invites you to enjoy sunny days. The property also has



1 395 000 € fees included

LUXURY PROVENCE, 531 avenue Paul Julien - Le Tholonet - Lieu dit Pont des Chandelles - 13100 AIX-EN-PROVENCE

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Document non contractuel - Barème de prix disponible sur notre site internet