



LUXURY PROVENCE
l'agence immobilière

1 490 000 €

For sale villa

6 rooms

Surface : 215 m²

Surface of the land : 2550 m²

Year of construction : 1999

Exposition : Sud ouest

View : Jardin

Inner condition : Bon

Features :

pool, double glazing, Cheminée, Automatic gate, calm

5 bedroom

2 show ers

1 garage

1 parking

Emission of greenhouse gases (ges) : B

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17/09/2024 - Prix T.T.C



Villa Puyricard

Located in the Aixois Country Club area, in Aix-en-Provence north/Célony, I present to you this magnificent bright architect-designed house of 215 m². This house is located in a green setting not overlooked and offers total tranquility. The ground floor is composed of an entrance hall with patio, a spacious living room, a dining room adjoining a large contemporary kitchen, a bedroom serving as a large office, a toilet and cloakroom. There is also a scullery and a laundry room. Upstairs, you access the sleeping area via a magnificent central spiral staircase. There are three large bedrooms for children with a bathroom and a toilet, as well as a master suite with a bathroom and a separate dressing room. The windows have wrought iron metal frames and double glazing. A fireplace with insert in the living room gives the house a warm atmosphere. Finally, the property has a garage, a garden shed, a bowling green, a small greenhouse and a cellar. Its flat garden of 2550 m², decorated with several species of Provence, will captivate you. The 11 x 6 m swimming pool and the two large terraces, one tiled and the other wooden, were renovated in spring 2023. Do not hesitate to visit this remarkable house, which is located just 5 minutes from the center of Aix-en-Provence, 15 minutes from the TGV



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