

1 750 000 €

**Buying house**

**8 rooms**

**Surface : 284 m²**

**Surface of the living : 50 m²**

**Surface of the land : 3645 m²**

**Exposition : Sud**

**View : Panoramique**

**Hot water : Electrique**

**Inner condition : A rafraîchir**

**External condition : good**

**Amenities :**

pool, Climatisation, Cheminée, Bedroom on ground floor, double glazing, Laundry room, Automatic gate

6 bedroom

2 terraces

2 garages

5 parkings

1 cellar

**Legal information**

1 750 000 €

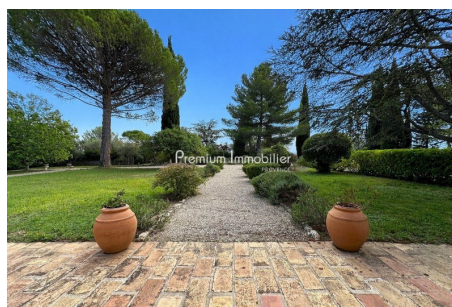
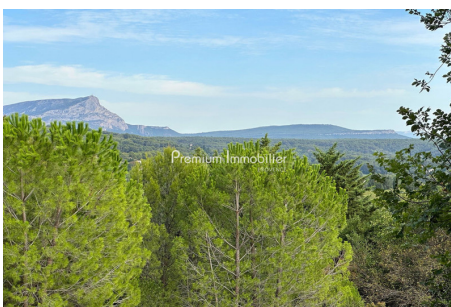
Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



## House 525 Aix-en-Provence

Beautiful Provençal residence in need of some refreshing, nestled in the countryside just 2km from the historic center of Aix-en-Provence. Premium Immobilier Provence presents for sale this **\*\*charming house\*\*** with a living area of 284 m², set on a lovely wooded plot of 3645 m² offering a stunning panoramic view of the Sainte Victoire mountain. Among the comfort features, you'll enjoy a swimming pool, air conditioning, **\*\*ground-floor bedrooms\*\***, a laundry room, and an automatic gate. The house faces south and requires some refreshing touches to unveil its full potential. The property includes 6 bedrooms (2 on the ground floor and 4 upstairs), several terraces, a double garage, and a large basement cellar. Sewage connected to the main system. Bus stop just a 2-minute walk away. Real estate in 13090 Aix-en-Provence offers several advantages when buying a house. This Provençal town boasts a rich heritage in architecture and history, providing...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 4670 and 6420 € (reference year 2025)  
Document non contractuel - 07/12/2025



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