

1 190 000 €

**Villa for sale**

**6 rooms**

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

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

**Year of construction : 2000**

**Exposure : Ouest**

**View : Dégagée**

**Indoor condition : A moderniser**

**Outdoor condition : good**

**Benefits :**

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

4 bedroom

3 terraces

1 bathroom

2 showers

3 WC

1 garage

5 parkings

**Climate class : B**

Document non contractuel

31/10/2024 - Prix T.T.C



### Villa ref. 889V1502M 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.

