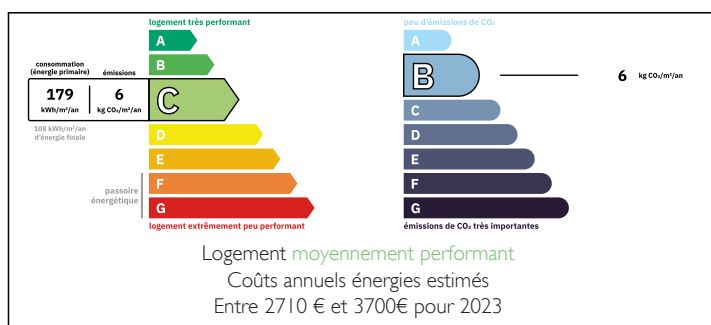


Character home Aix-en-Provence, 1875 bastide, 4 bedrooms, pool, 4,200 m private park



ENERGY - DPE



INFORMATION

Town:	Aix-en-Provence
Department:	Bouches-du-Rhône
Bed:	4
Bath:	4
Floor:	183 m2
Outside Space:	4200 m2

IN BRIEF

Discover an exceptional 183 m² residence within a magnificent bastide dating from 1875, just moments from the historic centre of Aix-en-Provence. A rare opportunity to enjoy the character and grandeur of an authentic Provençal estate, combined with refined apartment living and a coveted central location.

Part of a prestigious co-ownership (copropriété), the apartment offers four elegant bedrooms and generous, light-filled living spaces, where period proportions evoke a bygone era. The crowning glory is the setting: 4,200 m² of landscaped grounds with venerable olive trees and Mediterranean plantings, and a superb swimming pool with its own pool house — the perfect place to savour the celebrated *douceur de vivre* of the South of France.

To enjoy such grounds while remaining steps from the cafés and markets of old Aix is a privilege afforded to very few. Early viewing highly recommended.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

AIX-EN-PROVENCE – AUTHENTIC 1875 BASTIDE, 4,200 M² PRIVATE PARK, SWIMMING POOL & POOL HOUSE

Just minutes from the historic centre of Aix-en-Provence, this rare 183 m² property is set within an authentic Provençal bastide dating from 1875. Offering an exceptional lifestyle, it combines the timeless charm of a historic residence, the tranquillity of a private estate, and the convenience of being close to one of the most desirable towns in the South of France.

Accessed through an elegant automated wrought-iron gate, the property is revealed at the end of a majestic avenue lined with century-old plane trees. From the moment of arrival, the atmosphere is one of authenticity, elegance and Provençal refinement.

Arranged over two floors, the residence offers approximately 183 m² of beautifully proportioned living space. The ground floor is dedicated to comfortable living and entertaining, featuring a spacious 31 m² living room, an elegant 21 m² dining room and a fully fitted open-plan kitchen. A utility room and guest WC complete this level.

These reception areas open onto a spectacular south-facing terrace of approximately 100 m², creating a seamless connection between house and garden. Whether enjoying breakfast in the morning sun, long summer lunches or evening gatherings with friends, this outdoor space perfectly captures the Provençal art of living.

Upstairs, the sleeping accommodation is centred around an impressive 53 m² master suite with fireplace, dressing room and private shower room. Three additional bedrooms provide comfortable accommodation for family and guests. A family bathroom, a second shower room...

LOCAL TAXES

Taxe foncière: 3300 EUR

NOTES