



**LUXURY** PROVENCE  
l'agence immobilière

**1 250 000 €**

**For sale villa**

**6 rooms**

**Surface : 168 m²**

**Surface of the living : 61 m²**

**Surface of the land : 860 m²**

**Year of construction : 2012**

**Exposition : Sud**

**View : Dégagée**

**Inner condition : excellent**

**External condition : Exceptionnel**

**Features :**

pool, air conditioning, double glazing,  
Bedroom on ground floor, Automatic  
Watering, Automatic gate, calm, Volets  
roulants électriques

4 bedroom

1 terrace

3 showers

2 WC

1 garage

1 parking

1 cellar

**Energy class (dpe) : B**

**Emission of greenhouse gases (ges) : A**

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01/05/2025 - Prix T.T.C



### Villa 6722 Eguilles

Luxury Provence offers you for sale an exceptional property, combining elegance and comfort. Spread over 860m2 of land, this property offers an unobstructed view, a south-facing orientation and an atmosphere of refined luxury. Equipped with a ducted heat pump, a bioclimatic pergola and a wood stove, this residence guarantees optimal thermal comfort. Pocket windows, automatic rolling aluminum shutters and ducted air conditioning add a touch of modernity. The outdoor area is decorated with a 12x3.5 meter salt swimming pool with a new sand filter, automatic watering, a carport, and parking covering 45m2. The property is also connected to mains drainage for daily comfort. Inside, enjoy a living area of 168m2, including two bedrooms, two master suites, three bathrooms and a cinema room. The ideal location of the property allows easy access to school and city bus stops, the village on foot, and offers breathtaking views. This property is a unique opportunity to combine luxury, modernity and serenity. For further information, we invite you to contact Mr Hugo Cordon on 06 30 09 20 98, commercial agent registered with the RSAC of Aix under the number 978480044. If you need an estimate of your property, I will be delighted to offer it to you!



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