



Exceptional Provençal Estate – Aix-en-Provence – Main Residence + Gites & Leisure Facilities

villa / purchase

General information

General

Property nr:	M97
Address:	FR-13080 Aix en Provence Bouches-du-Rhône France
Region:	Provence-Alpes-Côte d'Azur

prices

purchase price:	2,100,000.00 EUR
price is negotiable:	yes
actual rental income per annum:	90,000.00 EUR
agent fee including VAT:	yes
agent fee required:	yes

measures

residential area:	350 m ²
number of rooms:	10
plot area:	14,000 m ²
rentable area:	150 m ²

features

balcony / terrace:	yes
swimming pool:	yes

condition

year of construction:	1970
age:	old building
type of condition:	good

administration

type of use:	commercial, habitation, investment, leisure
commercial use is possible:	yes
suitable as holiday property:	yes



energy certificate

energy certificate available: no

detailed description

Nestled in a lush 1.4-hectare green setting in the heart of Provence, in the immediate vicinity of the prestigious city of Aix-en-Provence, this unique estate offers a rare combination: a spacious family home, high-yield rental potential, and complete leisure facilities. A true haven of peace, this property combines Provençal charm with spectacular volumes and omnipresent nature.

Property Description

Designed as a versatile space for family life and hospitality, the estate is composed of distinct residential buildings, intelligently laid out to ensure privacy and flow.

The Main Residence (approx. 172 m² Carrez): A spacious family home arranged over two levels, offering generous living spaces:

A vast living/dining area of over 41 m², the true heart of the house, opening onto the exterior.

A separate kitchen with an adjoining pantry.

5 bedrooms in total, including a master suite on the ground floor with an en-suite bathroom.

An office space of 17 m² upstairs, ideal for remote work or a library.

Functional amenities including a laundry/boiler room and a large attached garage of 31 m².

The Hospitality & Income Potential (approx. 111 m² total): The estate includes independent units perfect for seasonal rentals or hosting guests:



Two Gites (approx. 83 m² total): A separate building housing two duplex apartments, each with a living room/kitchen, shower room, and two bedrooms upstairs. Rated DPE C, offering excellent energy performance.

Two Studios (approx. 28 m² total): An independent building comprising two studios, ideal for short-term stays.

Living Environment and Lifestyle

Located in a sought-after area near the Alpilles with easy access to major roads, the estate offers an unparalleled quality of life. You benefit from a prestigious address set within a 1.4-hectare park (14,091 m²), fully fenced and landscaped.

The property is designed for leisure and relaxation, featuring:

A beautiful in-ground swimming pool.

A private tennis court.

A Large Workshop: A spacious 36 m² room (formerly horse boxes).

Carport and ample parking space.

Technical Highlights & Assets

Total Living Area: Approx. 283 m² (combined Carrez Law surfaces).

Land: 14,091 m² of wooded parkland.

Energy Performance & Climate (DPE/GES):

Main House: Energy Class D (189 kWh/m²/year) / GHG Emissions Class C (25 kg CO₂/m²/year).

Gites: Energy Class C (158 kWh/m²/year) / GHG Emissions Class A (5 kg CO₂/m²/year).



Studios: Energy Class D (268 kWh/m²/year) / GHG Emissions Class B (8 kg CO₂/m²/year).

Comfort: Air-to-air Heat Pumps (Air Conditioning) , double glazing , and various heating systems including a wood insert.

Annexes: Garage, Cellar, Large Workshop (36 m²).

Potential and Lifestyle

This estate is much more than a place to live; it is a lifestyle choice and a business opportunity. It is aimed at a family seeking space and greenery, or an investor looking for immediate profitability through the existing rental units. Its ability to accommodate large families and tourists makes it a sustainable and evolving real estate asset.

Additional Information

Type: Property Complex / Estate.

Year of Construction: Main house (1948-1974) , Gites (1983-1988) , Studios (1985).

Location: Aix-en-Provence.

We invite you to discover this rare property during a private viewing. Contact us today to arrange your appointment! Video presentation available. Agency fees to be paid by the seller.

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Agency

The offer is managed by

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