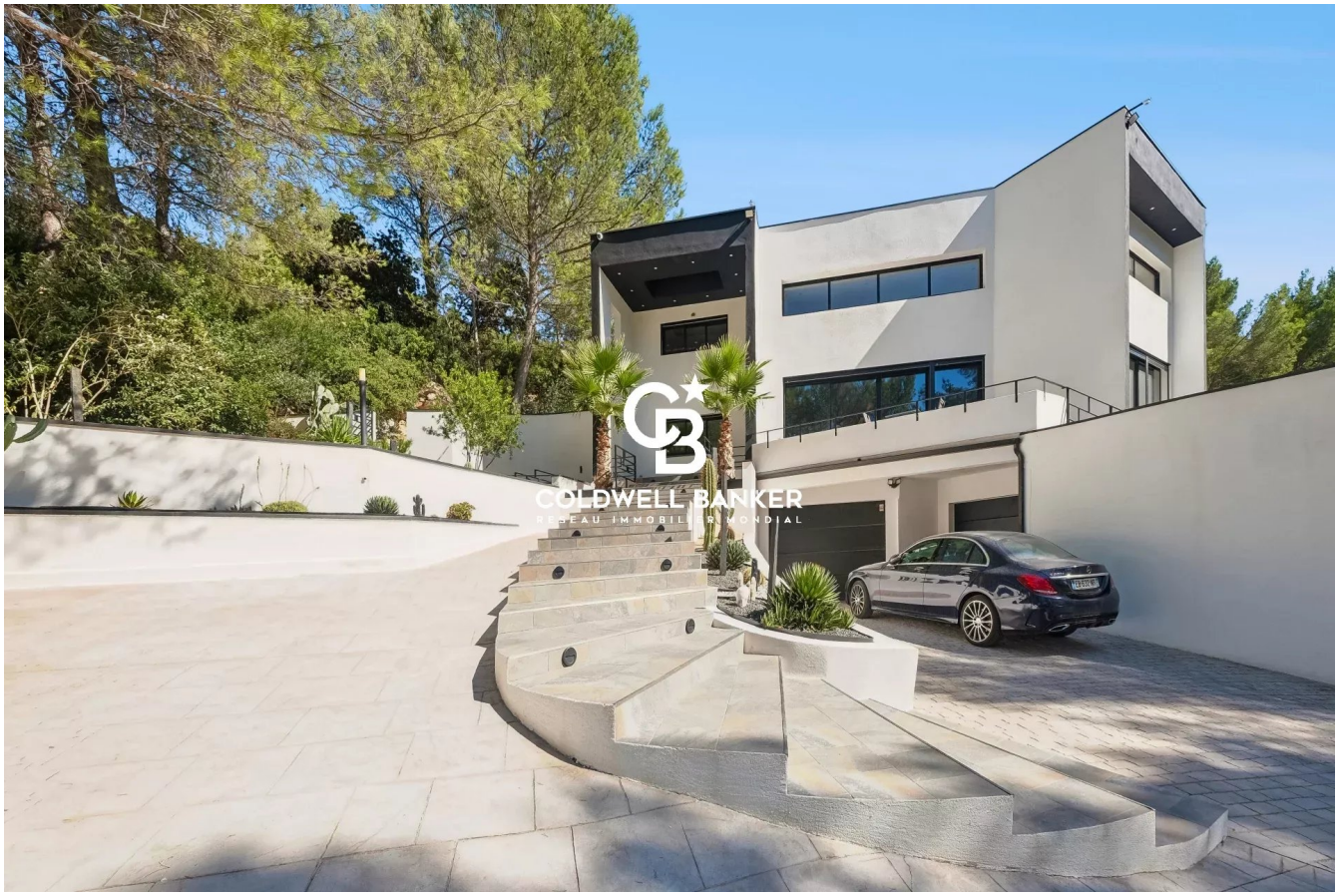
COLDWELL BANKER
EUROPA REALTY

House Aubagne 295 m²



SALE PRICE : 1 850 000 €

EMAIL : PRESTIGE@COLDWELLBANKER.FR

8 rue Lamennais
France, 75008, Paris

PHONE : +33183535353
prestige@coldwellbanker.fr

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DESCRIPTION

More than just a place to live, it’s truly a place you’ll fall in love with!

Let us guide you on a tour of this unique property and imagine your mornings here, with light streaming through a vast living area featuring cathedral ceilings, a cup of coffee in hand, and, all around you, more than 4,300 m² of completely unspoiled nature.
An intimate setting, completely secluded, where you can finally take the time to breathe deeply while admiring the hills of Marcel Pagnol.

Designed as a true haven for living and sharing, this contemporary villa was completely renovated in 2020 and offers rare amenities.

A dedicated wellness area features a large heated indoor pool usable year-round, a solarium to enjoy the Provençal sun in complete privacy—as there are no neighboring properties on this lot—and a pool house perfect for summer evenings spent around a delicious barbecue with family or friends under the starry Provençal sky.

This villa offers plenty of space for everyone with its 5 bedrooms (including a master suite), a quiet home office for remote work, and a full basement offering opportunities for additional living space, storage, and organization.

Daily life is smooth and hassle-free thanks to the double garage and numerous parking spaces on the property.
Additionally, the property is fully secured and fenced, allowing your pets to roam freely in complete peace of mind.

All of this in a setting of absolute tranquility on the hills above Aubagne, just a few minutes from the sea and the nearest beaches, as well as from the Marseille airport and the TGV station.

More than just a tour—it’s an experience not to be missed.

Contact us to discover this exceptional property.

Asking price: €1,850,000 (Estate agent’s fees payable by the seller)
Energy efficiency rating: A
Annual energy costs: between €1,300 and €1,820

"Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr"

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FEATURES

Property type:	House	Area:	295.0 m²	Property tax:	€4.00
Number of rooms:	8 rooms				

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): A 47

Greenhouse gas emissions (GHG) index: A 1

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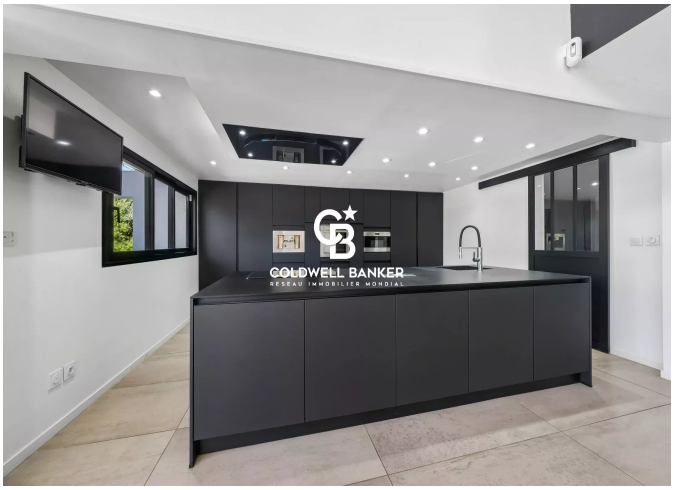
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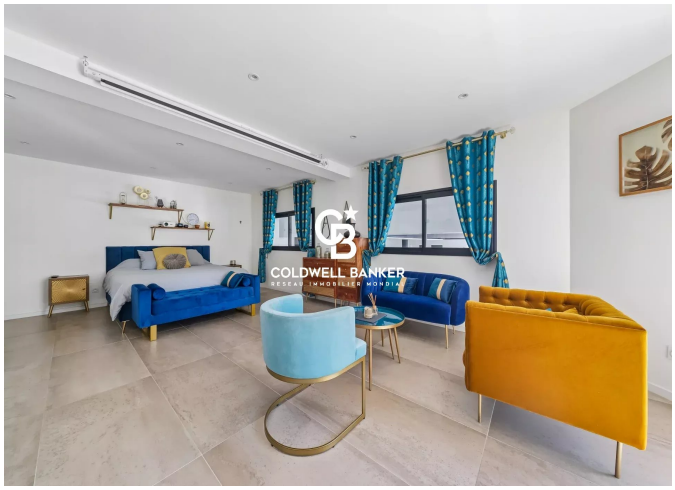












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