



Price on request

Buying apartment

3 rooms

Surface : 59 m²

Surface of the living : 20 m²

Exposition : Sud

View : Dégagée

Hot water : Collective

Inner condition : excellent

Standing : residential

Building condition : good

Amenities :

calm, Volets roulants électriques,
double glazing, lift

2 bedroom

1 terrace

1 bathroom

1 WC

1 garage

Energy class (dpe) : A

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

Document non contractuel

13/01/2026 - Prix T.T.C



Apartment Ref. : 793V617A Aix-en-Provence

2-BEDROOM APARTMENT – APPROX. 60 m² – 4TH & TOP FLOOR – TERRACE – DOUBLE GARAGE – AIX LA DURANNE Your agency is proud to exclusively present this beautiful 2-bedroom apartment of around 60 m², located on the 4th and top floor of a modern, quiet, and sought-after residence in the Aix La Duranne area. A bright, well-designed property featuring a south-facing terrace with a stunning open view over the leafy inner courtyard. The entrance leads to a pleasant living space with a newly fitted kitchen, opening directly onto the terrace, perfect for enjoying fine weather in complete peace. The sleeping area includes two spacious bedrooms, a practical bathroom, a separate toilet with a hand basin, as well as a laundry area much appreciated for storage and everyday organization. Additionally, you will benefit from an underground garage that can accommodate two vehicles, a rare and highly sought-after advantage in this neighborhood. The apartment is currently rented for €900/month, with tenants scheduled to leave in May 2026, offering an appealing opportunity both as a rental investment and as a future main residence. Located in the heart of a lively and rapidly developing district, you will enjoy: - proximity to shops, restaurants, and everyday services, - schools, nurseries, and



Géorisques website: www.georisques.gouv.fr.

Agence Saint Jean de Malte - 17 rue d'Italie - 13100 Aix en Provence

Fees and charges :

Well condominium

RCS AIX EN PROVENCE 843821125 00010

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

Visite réalisée en accord et parfaite connaissance des parties pendant la période du Covid-19 et dégage de toutes

responsabilités l'agence sus nommée et ses collaborateurs. (Gel et masque)