



735 500 €

**Buying apartment**

**4 rooms**

**Surface : 83 m<sup>2</sup>**

**Surface of the living : 30 m<sup>2</sup>**

**Year of construction : 2008**

**Exposition : Sud**

**View : Jardin**

**Hot water : Individuelle**

**Inner condition : good**

**Standing : Prestige**

**Building condition : good**

**Amenities :**

Volets roulants électriques, double glazing, gated, downtown, Climatisation panoramique, lift

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

2 parkings

**Energy class (dpe) : D**

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

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18/05/2024 - Prix T.T.C



### Apartment Ref. : 794V1325A Aix-en-Provence

In an emblematic residence steeped in history, charming type 4 apartment located in the city center of Aix-en-Provence. With a surface area of 83 m<sup>2</sup>, this exceptional property offers a spacious living room of 30 m<sup>2</sup>, three bedrooms, a bathroom as well as a shower room and separate WC. The apartment also offers a 15 m<sup>2</sup> south-facing terrace with a view of the garden. The American kitchen is equipped and the building, of Prestige standing, was built in 2008 in a period building, offering high-end services: electric roller shutters, double glazing, secure residence, panoramic air conditioning and elevator. The interior condition is good and the apartment is on the 1st floor of the building which has only four floors. Two parking spaces are also included in the sale. The city center of Aix-en-Provence, located in the Bouches-du-Rhône department, is an emblematic place of this Provençal city. It is a lively area which attracts tourists and locals thanks to its charming boulevards lined with plane trees, its magnificent fountains, its historic architecture and its Provençal market. Art plays a major role here with a number of galleries, but also the Granet Museum, renowned for its collection of ancient and contemporary art. It is also the commercial heart with numerous shops,

the magnificent Cours Mirabeau, a true artery of life, in the heart of downtown Aix-en-Provence.



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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)