

**899 000 €**

**Appartement de caractère for sale**  
**6 rooms**  
**Surface : 150 m<sup>2</sup>**

**Surface of the living space : 40 m<sup>2</sup>**  
**Exposure : Sud**  
**View : Dégagée**  
**Indoor condition : excellent**  
**Building condition : Ravalement fait**

**Benefits :**  
double glazing, Résidence sécurisée,  
calm, Résidentiel, Parking visiteurs

4 bedroom  
1 terrace  
1 bathroom  
1 shower  
3 WC  
1 garage  
4 parkings  
1 cellar

**Energy class (old measure) : C**  
**Climate class : C**

Document non contractuel  
21/05/2024 - Prix T.T.C



### Appartement de caractère ref. 889V246A Aix-en-Provence

Superb apartment in a completely renovated 18th century bastide with its independent studio and its wooded garden, a few minutes walk from the historic center of Aix-en-Provence and close to the hospital center and the Axium clinic.

The ground floor of this family apartment is made up of a very bright living/dining room and a large semi-open kitchen opening onto a beautiful terrace with a commanding view. You will also find an entrance, a laundry room, a separate toilet and a large garage of 25 m<sup>2</sup>.

The first floor includes two bedrooms, a bathroom with WC and a parental area with bedroom, bathroom with WC and office which can be converted into a bedroom.

An independent studio completes this property as well as a cellar and 5 parking spaces.

Bastide divided into co-ownership of 5 lots within a secure residence of 26 lots, garden for exclusive enjoyment, city gas heating, double glazing and wooden shutters, renovated and granted for extension an additional 30 m<sup>2</sup>...

For more information, contact Nathalie Poteau  
El commercial agent registered with the RS  
843463746

Fees and charges :

Annual recurring charges 1 700 €

Vos Agents ont du Coeur - 5/7 avenue du Général de Gaulle - 13109 Simiane-Collongue

Tél: +33 (0)4 42 94 45 48 - agentsducoeur@gmail.com

26 lots in the condominium 899 000 € fees included

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

