

398 000 €

**Contact agency**

**Saint Jean de Malte - Aix en Provence**

19 cours mirabeau

13100 Aix-en-Provence

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**For sale apartment**

**4 rooms**

**Surface : 80 m²**

**Surface of the living : 35 m²**

**Exposition : Est ouest**

**View : Dégagée**

**Hot water : Collective**

**Inner condition : to modernize**

**Standing : residential**

**Building condition : GOOD**

**Features :**

electric shutters, double glazing, gated,  
dow ntow n, lift

3 bedroom

1 show er

1 WC

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel

27/09/2024 - Prix T.T.C



### Apartment D240037 Aix-en-Provence

**AIX-EN-PROVENCE: CITY CENTER** In the vibrant heart of Aix-en-Provence, on the threshold of Avenue des Belges, a 4-room apartment is revealed, a blank canvas of 80 m² where charm and potential meet. Just 100 meters from the majestic Rotonde fountain, this bright space, nestled in a building with an elevator, invites you to discover. Upon entering, a welcoming hall with storage immerses you in the warm atmosphere of this place. The independent kitchen furnished and equipped with a pantry, is ready to welcome your culinary inspirations. Three bedrooms, each adorned with cleverly integrated cupboards, offer havens of peace for rest. The living room, a real centerpiece, unfolds into a lounge/dining room bathed in light, decorated with a small balcony which offers you a breathtaking view of the majestic Sainte-Victoire. The PVC double-glazed windows and the electric shutters guarantee comfort and serenity. And for creative souls, this apartment is an invitation to transformation: a touch of modernity could make it a true masterpiece. Let your imagination run wild and make this place a reflection of your personality. This apartment is just waiting for you to reveal its full potential and become your new cocoon. Price: €398,000 Fees payable by the seller. Information on the risks to which this property is exposed is available on the GÉORISQUES website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

