



**LUXURY PROVENCE**  
l'agence immobilière

679 000 €

**For sale appartement**

**4 rooms**

**Surface : 104 m<sup>2</sup>**

**Surface of the living : 39 m<sup>2</sup>**

**Year of construction : 2010**

**Exposition : Plein sud**

**View : Dégagée**

**Hot water : Individuelle électrique**

**Inner condition : excellent**

**Building condition : new**

**Features :**

Ascenseur, double glazing, Résidence sécurisée, calm, Résidentiel, Volets roulants électriques, Parking visiteurs

3 bedroom

2 terraces

1 bathroom

1 shower

2 WC

2 garage

1 parking

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

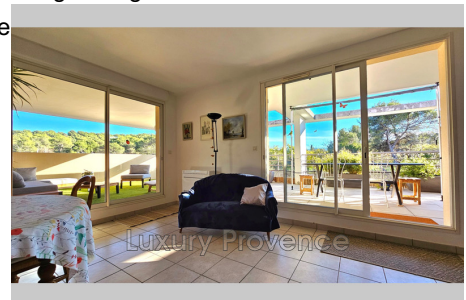
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03/05/2024 - Prix T.T.C



### Appartement 6222 Bouc-Bel-Air

Luxury Provence offers you for sale this splendid T4 apartment of 107m<sup>2</sup>, located on the 2nd and last floor of a building with elevator dating from 2010. Benefit from an unobstructed view facing south from the generous 54m<sup>2</sup> terrace. The bright interior consists of a spacious 39m<sup>2</sup> living room and lounge, a fully equipped American kitchen, as well as three bedrooms. The area dedicated to rest offers two bedrooms with built-in wardrobes, as well as a sumptuous suite with private access to a 23m<sup>2</sup> terrace. The apartment also has a bathroom, a modern shower room and two toilets. Contemporary equipment includes reversible air conditioning, double glazing, electric roller shutters, ensuring optimal comfort. The secure residence with visitor parking offers appreciable tranquility. Two terraces totaling 77m<sup>2</sup> offer exceptional outdoor space to enjoy the sunny climate. In addition, two garages are included, one of 21m<sup>2</sup> to PMR standards and the other of 15m<sup>2</sup>. Located in the peaceful town of Bouc Bel Air, this apartment is a haven of calm and comfort, ideal for a serene life close to all amenities. Don't miss this exceptional opportunity. For further information, we invite you to contact Mr Hugo Cordon on 06 30 09 20 98, commercial agent registered with the RSAC of Aix



LUXURY PROVENCE, 531 avenue Paul Julien - Le Tholonet - Lieu dit Pont des Chandelles - 13100 AIX-EN-PROVENCE

Tél. 06 88 60 70 71 - Email : luxuryprovence@gmail.com

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