



**LUXURY PROVENCE**  
l'agence immobilière

**600 000 €**

**For sale maison de ville**

**4 rooms**

**Surface : 85 m²**

**Surface of the living : 38 m²**

**Surface of the land : 141 m²**

**Year of construction : 1800**

**Exposition : Plein sud**

**Hot water : Electrique**

**Inner condition : Rénové**

**Features :**

Climatisation, double glazing, Automatic gate

3 bedroom

1 shower

1 WC

3 parkings

**Energy class (dpe) : D**

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

Document non contractuel

10/05/2024 - Prix T.T.C



### Maison de ville 47 Aix-en-Provence

Your agency offers you this charming 85m<sup>2</sup> terraced house, nestled in the heart of an old 18th century wine property, transformed into a 5-lot co-ownership. Ideally located near the center and highways, this secure residence with electric gate offers a unique living environment steeped in history and charm. The house has been carefully renovated, offering a modern and atypical living environment. On the ground floor, you will discover a bright living room with an open kitchen and a wood stove adds a warm and friendly atmosphere to the living space. Upstairs, a hallway with dressing room leads to two good-sized bedrooms, each air-conditioned. A modern and functional bathroom, as well as a multi-purpose mezzanine complete this floor. This house harmoniously combines the character of the old with modern amenities, thus offering a pleasant and comfortable living environment. To visit without delay! For more information : Marie Budanic - [marie@luxury-provence.com](mailto:marie@luxury-provence.com) 07 70 27 06 72 Commercial agent EI, RSAC Marseille 920 957 180

Fees and charges :

Annual current expenses 1 700 €

Well condominium



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](mailto:luxuryprovence@gmail.com)

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