

398 000 €

Buying apartment

4 rooms

Surface : 80 m<sup>2</sup>

Surface of the living : 35 m<sup>2</sup>

Exposition : Est ouest

View : Dégagée

Hot water : Collective

Inner condition : To modernize

Standing : residential

Building condition : good

Features :

Electric shutters, Double Glazing, Secured residence, Downtown, Lift

3 bedrooms

1 shower

1 WC

1 cellar

Energy class (dpe) : C

Emission of greenhouse gases (ges) : C

Document non contractuel

13/11/2024 - 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 m<sup>2</sup> 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. Mandate D240035 Price: €398,000 excluding VAT

