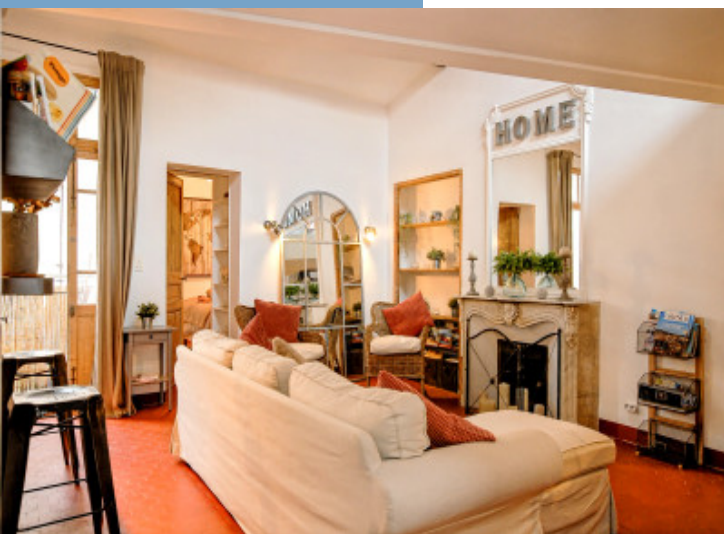




AIX CENTRE - CHARMING CHARACTER
APARTMENT WITH 2 BEDROOMS, 2 BATHROOMS
AND A WEST FACING TERRACE.

AIX CENTRE - CHARMING
CHARACTER APARTMENT
WITH 2 BEDROOMS, 2
BATHROOMS AND A
WEST FACING TERRACE....



PROPERTY FACT FILE

REFERENCE	A25255LOS13
PRICE	€ 549,000 £ 0* *agency fees to be paid by the seller
BEDROOM	2
BATHROOM	2
ACCOMMODATION	73 m ²
LAND	10 m ²
TOWN	Aix-en-Provence
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, Apartment, Family Home
CONDITION	Good condition
FEATURES	High speed internet, Water on site, Business potential
*Price based on current exchange rate which is subject to change	



- Ideally situated next to the Cours Mirabeau
- Charm and authenticity of Aix-en-Provence
- Elegant interiors with character features
- Large terrace for warm summer evenings
- Amazing tranquility in the heart of the city

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Located just a stone's throw from the Cours Mirabeau in the Rue d'Italie, this authentic and enchanting apartment offers 73m2 of comfort and old-world charm and a 10m2 terrace ideally facing west to enjoy the warm evenings. Large 36m2 living room with marble fireplace, fitted kitchen and dining area. 2 bedrooms overlooking the

DESCRIPTION

In the Rue d'Italie, a few steps from the Cours Mirabeau, on the 3rd floor of a well-kept historical Aix building, a small co-ownership with 6 lots.

An attractive wrought-iron and tiled staircase leads to the bright 3rd-floor landing 6,69 m2 :

Entrance - intercom with camera, first bathroom with shower, washbasin and toilet on your left 3,59 m2, small corridor and coat rack. Staircase to 1st floor.

Living room - 29,53 m2, high ceilings, feature marble fireplace, dining area, open kitchen with counter 15,73 m2, large French windows with access to a balcony overlooking courtyard 2m2.

2 Bedrooms, 21,49 m2 and 14,34 m2 - Master bedroom has built-in closets with natural wood doors, each room has large windows overlooking courtyard providing plenty of natural light.

Upstairs - Right-hand side, a pretty bathroom 15,24 m2 with roll top bath, storage room and space for a wardrobe. On the left, currently used as a sitting/reading area 13,01 m2, provides space for a study if you wished.

Access to 10,70 m2 terrace via small staircase - there is a storage space for outside furniture and seating. Not overlooked, and provides an unobstructed view of the Aix landscape.

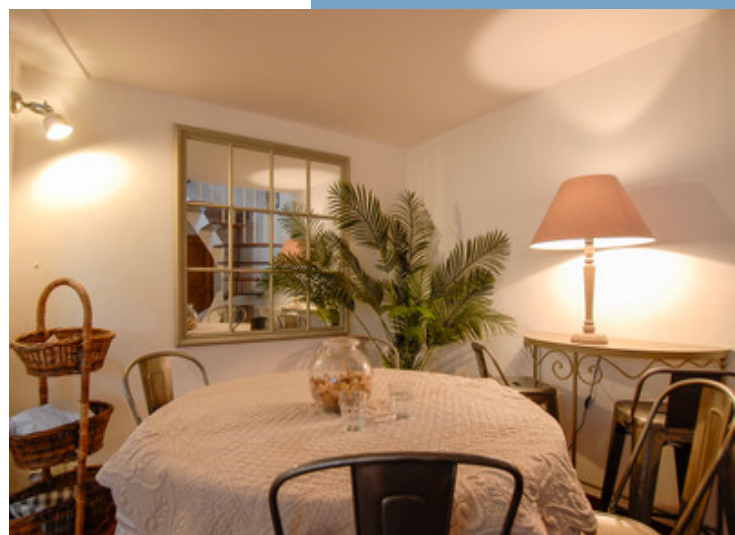
This apartment offers charm, authenticity, comfort, a peaceful environment yet located in the heart of the city, quality décor, and of course, the distinct advantage of a real exterior space. Ideal for short stay renting similar properties in Aix fetch €80 - €170/night. Monthly charges : Between 80€ and 100€

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More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A25255LOS13>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

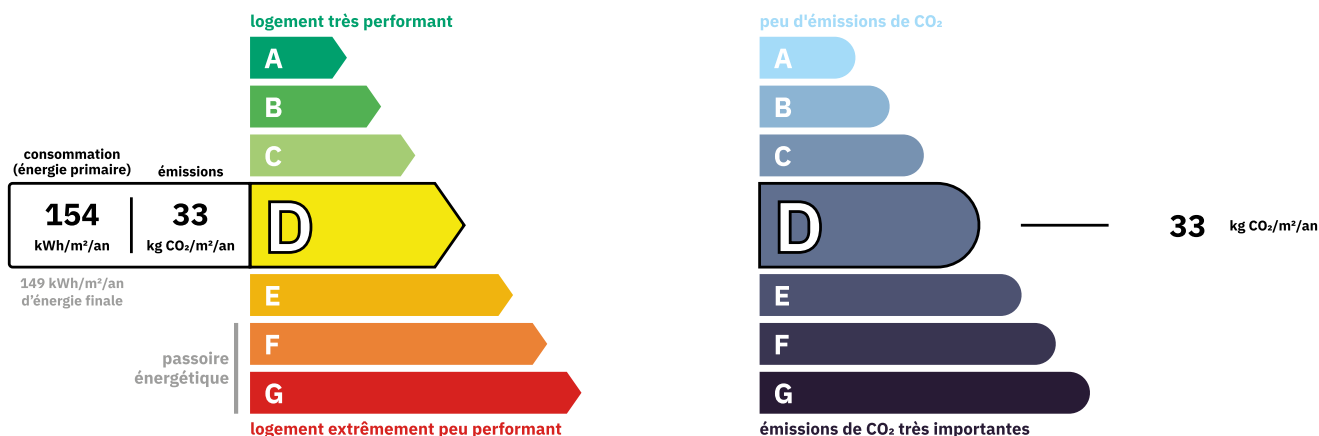
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>



Property **Poorly efficient**
Estimated annual energy costs
between 870 € and 1220€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : A25255LOS13
FILE COMPLETE
AND PHOTOS
ON REQUEST

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