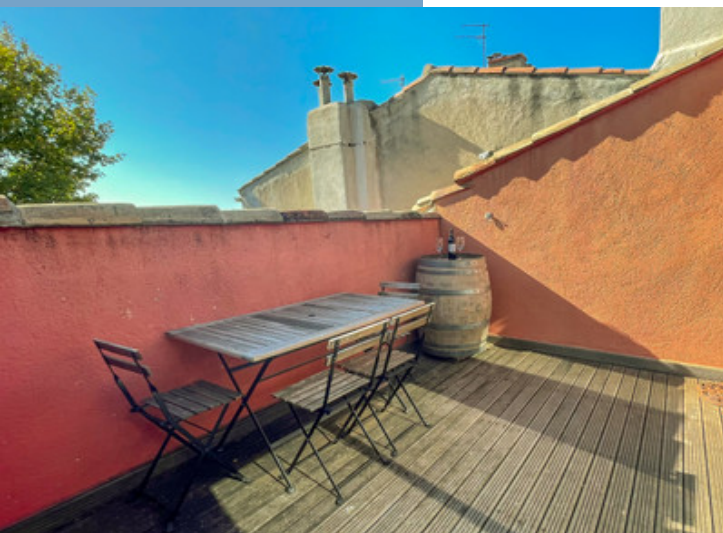




AIX CENTRE - CHARMING DUPLEX APARTMENT  
OF 73M2 WITH 2 BEDROOMS, 2 BATHROOMS  
AND A WEST FACING 10M2 TERRACE.

AIX CENTRE - CHARMING  
DUPLEX APARTMENT OF  
73M2 WITH 2 BEDROOMS,  
2 BATHROOMS AND A  
WEST FACING 10M2 T...



PROPERTY FACT FILE	
REFERENCE	A25255LOS13
PRICE	€ 549,000 £ 0* *agency fees to be paid by the seller
BEDROOM	2
BATHROOM	2
ACCOMMODATION	73.35 m <sup>2</sup>
LAND	10 m <sup>2</sup>
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

AIX CENTRE - CHARMING  
 DUPLEX APARTMENT OF  
 73M2 WITH 2 BEDROOMS,  
 2 BATHROOMS AND A  
 WEST FACING 10M2 T...

Ref : A25255LOSI3

Great short stay renting opportunity! 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

## 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.

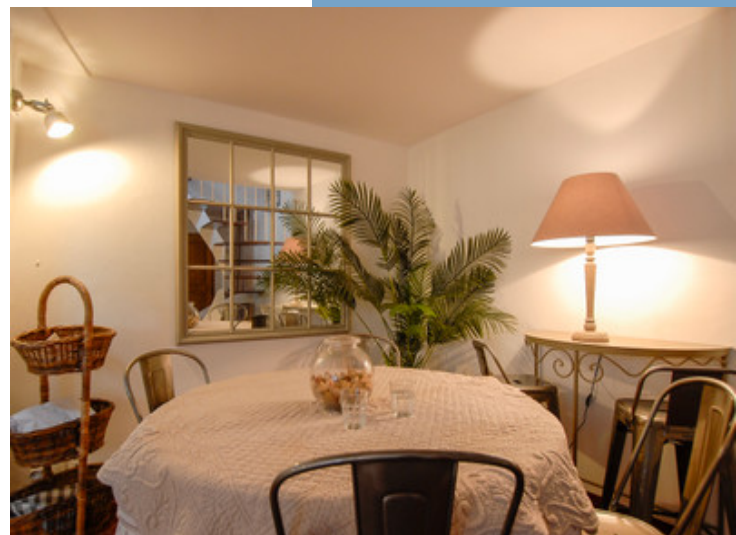
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Information about risks to which this..

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A25255LOSI3>

COMPLETE FILE AND PHOTO ON REQUEST



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

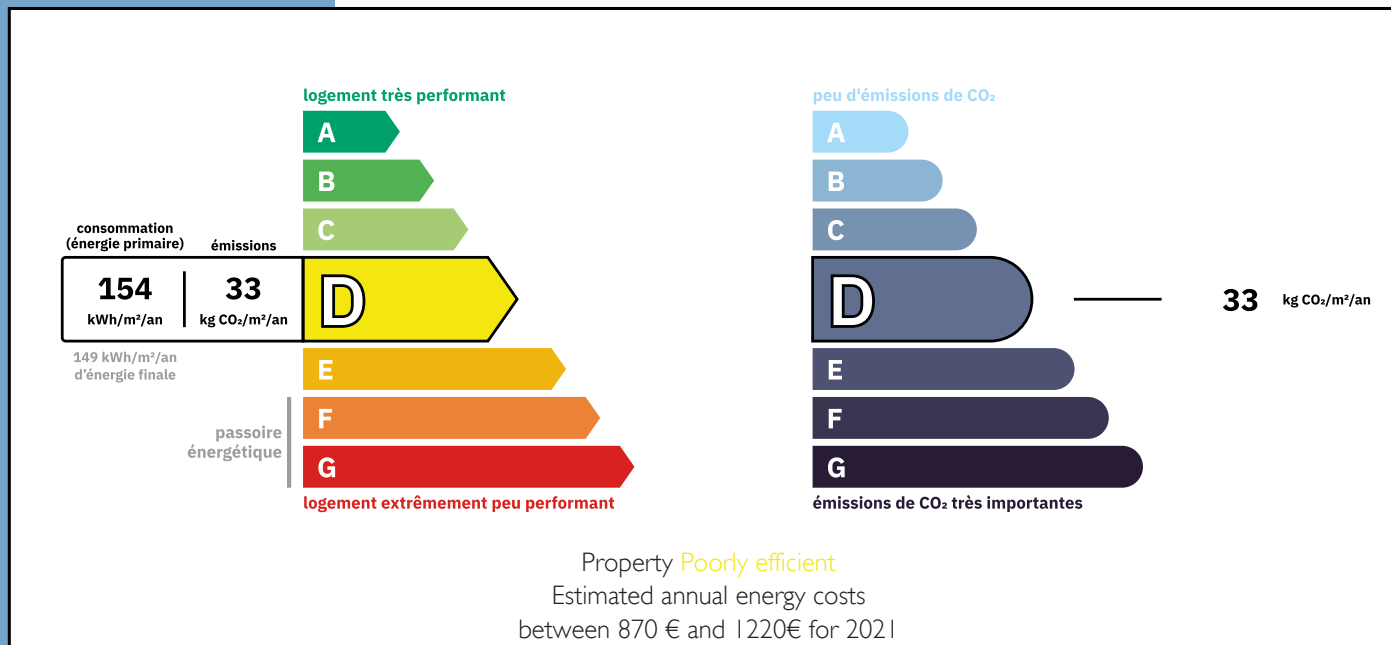
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

AIX CENTRE - CHARMING  
DUPLIX APARTMENT OF  
73M2 WITH 2 BEDROOMS, 2  
BATHROOMS AND A WEST  
FACING 10M2 T...

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

Ref : A25255LOS13

## ENERGIE-DPE



## NOTICE

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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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