

## Price on request

### Contact agency

à la bonne porte

99 avenue picasso

13480 Cabriès

06 28 91 23 58 / o.buyse@alabonneporte.fr

For sale duplex

3 rooms

Surface : 63 m<sup>2</sup>

Surface of the living : 24 m<sup>2</sup>

Year of construction : 2006

Exposition : Sud

View : Jardin

Hot water : Géothermie

Inner condition : excellent

Standing : residential

Building condition : GOOD

### Features :

private garden, double glazing, Balcon attenant à la chambre, without joint, Deep terrace, electric blinds, electric shutters, Local indépendant, intercom

2 bedroom

1 terrace

1 shower

2 WC

1 parking

1 cellar

Energy class (dpe) : B

Emission of greenhouse gases (ges) : A

Document non contractuel

09/01/2026 - Prix T.T.C



## Duplex 365 Aix-en-Provence

The One and Only! Come and discover this stunning and unique duplex, nestled in the heart of the Aix-en-Provence countryside! Indeed, this "rare" property combines the benefits of an apartment with the specific features of a detached house, including a garden and complete absence of shared walls. Especially bright thanks to its south-facing orientation, the ground floor offers a spacious living room with a fully equipped open kitchen and a shower room, while upstairs features two beautiful bedrooms, one of which has a terrace. Within this secure residence with an automatic gate, you will also have access to a parking space and a separate storage room. Located just 5 minutes from Aix-en-Provence, you'll find all amenities nearby (transportation and shops). Please note that this property is sold through Exclu'Solidaire "à la bonne porte." As a result, part of our profit will be donated to the Aix-en-Provence Community Social Action Center to support the "Shared Fridges" initiative. For any visits, please contact me: Olivier Buyse 06 28 91 23 58, registration no. 983 321 191 R.S.A.C. Aix-en-Provence Information about the risks this property may be exposed to is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Fees and charges :

Annual current expenses 1 080 €

Well condominium

