

**630 000 €**

**Contact agency**

**Premium Immobilier Provence**

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**For sale apartment**

**3 rooms**

**Surface : 80 m²**

**Surface of the living : 47 m²**

**Exposition : Sud nord**

**View : Dégagée**

**Hot water : Individuelle**

**Inner condition : NEW**

**Standing : standing**

**Building condition : GOOD**

**Features :**

double glazing, electric shutters

2 bedroom

1 terrace

1 bathroom

1 WC



### Apartment 506 Aix-en-Provence

3-room apartment with terrace for sale in Aix-en-Provence, République district, a 5-minute walk from Cours Mirabeau. Premium Immobilier Provence offers this charming apartment for sale in the city center of Aix-en-Provence. With a surface area of approximately 80m², this 3-room property, on the 3rd and top floor of a luxury building, offers a spacious 46m² living room bathed in light thanks to its south-north orientation. The apartment has two bedrooms, a bathroom, and a separate toilet. This property has just been completely renovated with quality features such as reversible air conditioning, double glazing, and electric shutters. You will certainly appreciate its 11m² terrace with unobstructed views. A parking space can be rented nearby for 115 euros per month. This property, subject to VAT, benefits from reduced notary fees. A rare property on the market, to be discovered quickly. Buying a 3-room apartment in Aix-en-Provence, postcode 13100, is a solid investment in a dynamic and booming real estate market. This Provençal city, rich in history and cultural heritage, benefits from a strategic location, close to Marseille and major highways. Boasting an exceptional quality of life with a Mediterranean climate, natural landscapes, renowned educational institutions, and a diverse range of leisure activities, Aix-en-Provence attracts a wealthy population and constant tourism, ensuring strong rental demand. The architecture of its buildings, ranging from classic to contemporary, offers a variety of choices for purchasing a 2

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