# annonceFRANCE.immo

## 650 000 €

**Contact agency**
**Premium Immobilier Provence**
35 av de la grande Begude
13770 Venelles
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**For sale apartment**
**4 rooms**
**Surface : 107 m²**

**Surface of the living :** 35 m²
**Year of construction :** 1968
**Exposition :** Sud
**View :** Dégagée
**Hot water :** Collective
**Inner condition :** GOOD
**Building condition :** GOOD

**Features :**
double glazing, gated, CALM, electric shutters, Visitor Parking

3 bedroom
2 terraces
1 bathroom
1 WC
1 garage
1 parking
1 cellar

**Energy class (dpe) :** D
**Emission of greenhouse gases (ges) :** E

Document non contractuel



## Apartment 508 Aix-en-Provence

Come and discover this magnificent 4-room apartment located in the heart of downtown Aix-en-Provence. It is located on the 1st floor of a building built on 3 levels. This 107 m² apartment benefits from superb brightness thanks to its beautiful southern exposure and its unobstructed view. Its interior, in good condition, consists of a large living room of 35 m², three charming bedrooms and a separate fitted kitchen. In addition, there is a bathroom, a toilet and two terraces, one of which offers 15 m² of outdoor space. You will also appreciate the quality services it offers, such as double glazing, electric roller shutters, visitor parking, a cellar and a secure and quiet residence. This property is sold with a garage box. Hot water and heating are collective. Ideal for settling in with complete peace of mind. The annual charges are 3600 Euros (including hot water and heating). Real estate in 13100 Aix-en-Provence offers several undeniable advantages for the purchase of a 4-room apartment. First, this historic and cultural city has an exceptional wealth of heritage, which gives a certain charm to the available properties. The local market is also characterized by a varied and quality offer, ranging from the prestigious Residence to light boxes ideal for young families. The 4-room apartments are generally spacious, comfortable and equipped with all modern comforts. Then, Aix-en-Provence enjoys excellent transport links, with developed transport infrastructures. Finally, its strategic location in the heart of