

## 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 house

3 rooms

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

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

Surface of the land : 45 m<sup>2</sup>

Year of construction : 2006

Exposition : Sud

View : Jardin

Hot water : Géothermie

Inner condition : excellent

External condition : GOOD

### Features :

double glazing, intercom, Box indépendant, Automatic gate, CALM, AIR CONDITIONING, electric shutters

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

29/01/2026 - Prix T.T.C



## House 365 Aix-en-Provence

The one and only! Come and discover this beautiful charming detached house, tucked away in the heart of the Aix-en-Provence countryside! Indeed, this "rare" property combines the advantages of an apartment with the unique features of a detached house, including a garden and no shared walls whatsoever. Especially bright thanks to its south-facing orientation, on the ground floor you'll enjoy a spacious living room with an open-plan fully equipped kitchen and a shower room, and upstairs, two lovely bedrooms, one of which has a terrace. Within this secure gated residence with an automatic gate, you will also have a parking space and an independent storage room. Located just 5 minutes from Aix-en-Provence, you'll find all amenities nearby (public transport and shops). Please note that this property is sold through Exclu'Solidaire "à la bonne porte". As such, a portion of our profit will be donated to the Aix-en-Provence Municipal Social Action Center to support their "Solidarity Fridges" initiative. For any enquiries or to arrange a viewing, please contact me: Olivier Buyse 06 28 91 23 58, no 983 321 191 R.S.A.C. Aix-en-Provence Information about the risks this property is exposed to can be found on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

### Fees and charges :

Annual current expenses 1 080 €

### Well condominium

