

600 000 €

Contact agency

Luxury Provence

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For sale townhouse

4 rooms

Surface : 85 m<sup>2</sup>

Surface of the living : 38 m<sup>2</sup>

Surface of the land : 141 m<sup>2</sup>

Year of construction : 1800

Exposition : Plein sud

Hot water : Electrique

Inner condition : renovated

Features :

AIR CONDITIONING, double glazing,

Automatic gate

3 bedroom

1 shower

1 WC

3 parkings

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

21/05/2024 - Prix T.T.C



## Townhouse 47 Aix-en-Provence

Your agency offers you this charming 85m<sup>2</sup> terraced house, nestled in the heart of an old 18th century wine property, transformed into a 5-lot co-ownership. Ideally located near the center and highways, this secure residence with electric gate offers a unique living environment steeped in history and charm. The house has been carefully renovated, offering a modern and atypical living environment. On the ground floor, you will discover a bright living room with an open kitchen and a wood stove adds a warm and friendly atmosphere to the living space. Upstairs, a hallway with dressing room leads to two good-sized bedrooms, each air-conditioned. A modern and functional bathroom, as well as a multi-purpose mezzanine complete this floor. This house harmoniously combines the character of the old with modern amenities, thus offering a pleasant and comfortable living environment. To visit without delay! For more information : Marie Budanic - marie@luxury-provence.com 07 70 27 06 72 Commercial agent EI, RSAC Marseille 920 957 180

Fees and charges :

Annual current expenses 1 700 €

Well condominium

5 lots in the condominium 600 000 € fees included

