

## 262 500 €

For sale appartement

3 rooms

Surface: 53 m<sup>2</sup>

Surface of the living: 23 m<sup>2</sup>

Exposition : Sud View : Dégagée

Inner condition : excellent
Building condition : Bon

Features:

double glazing, calm, Parking visiteurs

2 bedroom

1 terrace

1 show er

1 WC

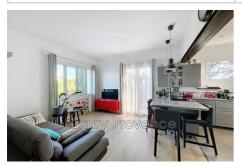
1 parking

1 cellar

Energy class (dpe): D

Emission of greenhouse gases (ges): B

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## Appartement 87 Aix-en-Provence

Luxury Provence offers for sale a charming apartment located on the 1st and top floor of a villa, offering a clear view and a peaceful natural setting. This T3 type apartment covers a living area of 53 m2. The entrance opens onto a bright living room and an open kitchen, totaling 23 m2, perfect for welcoming your guests and enjoying friendly moments. The bathroom, modern and functional, is equipped with a shower and a WC. The bedroom, equipped with two cupboards, offers a comfortable space of 12 m2, perfect for a couple or an individual looking for a pleasant living space. In addition, an additional room can serve as an office, dressing room but also a child's bedroom. The balcony, facing south-east with an area of 14 m2, is a real asset for enjoying the sun and mild summer evenings. The cellar, 16 m2, completes the whole, offering additional storage space. This top of the villa benefits from a quiet environment, without overlooking or noise pollution, and offers easy parking. The co-ownership charges are very reasonable, amounting to only €35 per month. Close to the center of Equilles and just 15 minutes from the center of Aix-en-Provence, this apartment is ideal for lovers of nature and tranquility, while being close to amenities and urban centers.



