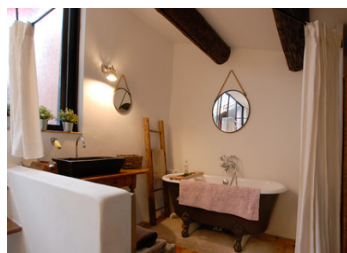
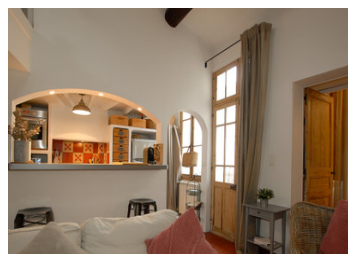


Aix Centre - Charming duplex apartment of 76m2 comprising, 2 bedrooms, 2 bathrooms and west facing terrace.



## INFORMATION

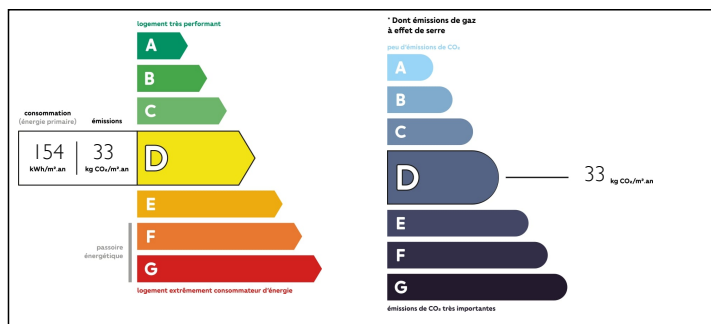
Town:	Aix-en-Provence
Department:	Bouches-du-Rhône
Bed:	2
Bath:	2
Floor:	76.2 m2
Outside Space:	10 m2



## IN BRIEF

Located just a stone's throw from the Cours Mirabeau in the Rue d'Italie, this authentic and enchanting apartment offers 76.2m2 of comfort and old-world charm and a 10m2 terrace ideally facing west to enjoy the warm evenings. Large 38m2 living room with marble fireplace, fitted kitchen and dining area. 2 bedrooms overlooking the inner courtyard and a shower room and toilet. Upstairs, to one side a bathroom with storage room and on the other side, small sitting area, reading room or study. A few steps lead up through a large bay window to the terrace and its lovely views over Aix. Mains gas heating / thermodynamic water heater Utilities: €750/year, no pending procedures

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

Taxe foncière: **816 EUR**

## NOTES

## DESCRIPTION

In the Rue d'Italie, a few steps from the Cours Mirabeau, on the 3rd floor of a well-kept historical Aix building, a small co-ownership with 6 lots.

An attractive wrought-iron and tiled staircase leads to the bright 3rd-floor landing:

Entrance - intercom with camera, first bathroom with shower, washbasin and toilet on your left, small corridor and coat rack. Staircase to 1st floor.

Living room - 38m2, high ceilings, feature marble fireplace, dining area, open kitchen with counter, large French windows with access to a balcony overlooking courtyard 2m2.

2 Bedrooms - Master bedrom has built-in closets with natural wood doors, each room has large windows overlooking courtyard providing plenty of natural light.

Upstairs - Right-hand side, a pretty bathroom with roll top bath, storage room and space for a wardrobe. On the left, currently used as a sitting/reading area, provides space for a study if you wished.

Access to 10m2 terrace via small staircase - there is a storage space for outside furniture and seating. Not overlooked, and provides an unobstructed view of the Aix landscape.

This apartment offers charm, authenticity, comfort, a peaceful environment yet located in the heart of the city, quality décor, and of course, the distinct advantage of a real exterior space.

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Co-owned building of 6 units  
Provisional annual charges: 500€

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Information about risks to which this property is exposed is available on the Géorisques website :