



House

AIX EN PROVENCE (13)

760 000 €*

* Agency fees to be paid by the seller



200 m²



8 pièce(s)



5 chambre(s)

PROPERTY DESCRIPTION

Located west of Aix-en-Provence just 3km from Cours Mirabeau, enjoy the rarity of a large house a few minutes walk or bike ride from the city center. The 200 m2 are entirely on one level, you benefit from 4 bedrooms and an office, 2 living rooms, 2 bathrooms, 1 equipped kitchen and 1 kitchenette. The very large living-dining room of 63 m2 opens its large bay windows onto the terrace and the swimming pool. You will have an equipped kitchen and a kitchenette, 4 bedrooms + an office, 2 bathrooms and 3 toilets. Built on a plot of 830 m2, you can use 2 different accesses to access the house.

Additional services:

- a large 11x5m swimming pool
- a pool house
- a large storage space in the basement
- several parking spaces
- double glazing (DPE C)
- mains drainage
- In privacy
- no noise of neighbor.

In 10 minutes by bus to La Rotonde with the new fast line A (buses every 7'). 2 km from motorway access. Cycle paths to the city center. Located west of Aix en Provence, on the Bredasque side.

Several transformation possibilities could be considered; like a separation into 2 spaces with 2 distinct entrances. But also it could be taken out of the co-ownership and offer large work spaces to set up offices benefiting from quick and practical access to the city center.

Remote virtual visit.

In summary, this large house of 200 m² near the city center offers exceptional volumes on a large plot of 830 m², with a large swimming pool and several terraces. Some photos are digitally redecorated to help you project yourself. .

Number of lots in the co-ownership: 61, Average annual amount of the share of charges (projected budget): €100 or €8 per month, with Volunteer Trustee. Fees are the responsibility of the seller.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

**** ENGLISH SPEAKERS:** please note that CapiFrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our CapiFrance website directly. We look forward to finding your dream home!



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(13100)**

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PROVENCE

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 828778
Property type House
Year of construction 1981
View Vue sur Jardin

SURFACES

Living space 200 m²
Land surface 830 m²

CONDOMINIUM INFORMATION

Condominium property Yes
Condominium lots count 61
Condominium fees 8 €/mois
Share of expenses 100 €

COMPOSITION

Number of rooms 8
Number of bedrooms 5
Number of bathrooms 2
Toilets count 3
Terrace 1

DPE/GES

DPE 147
GES 28

APPENDIX

Parking extérieur
Parking space 3
Cellar 1
Videophone Non

SERVICES

Heater gaz
Kitchen équipée
Swimming-pool Yes



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