

299 500 €

**Buying apartment**

**3 rooms**

**Surface : 64 m²**

**Exposition : Sud**

**View : Citadine**

**Hot water : Individuelle**

**Inner condition : good**

**Standing : residential**

**Building condition : good**

**Amenities :**

double glazing, calm, armored door,  
residential

2 bedroom

1 terrace

1 shower

2 WC

1 garage

**Legal information**

299 500 € fees included

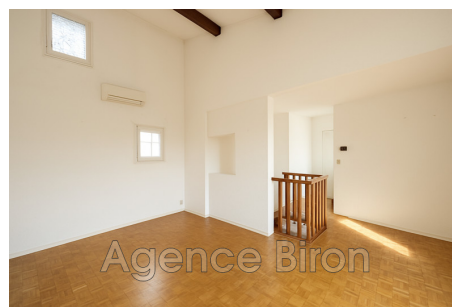
5,09% VAT of fees paid by the buyer  
(285 000 € without fees), well  
condominium, annual current expenses  
1 320 € (110 € monthly), no current  
procedure, information on the risks to which  
this property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr).



## Apartment Aix-en-Provence

**3-ROOM APARTMENT – WEST AIX-EN-PROVENCE** Just 3 km from the Rotonde, in a quiet and sought-after residential neighborhood, a bright apartment located on the 1st and top floor of a well-maintained building. Covering 64 m² spread over two levels, it includes: - On the first level: two comfortable bedrooms and a bathroom with toilet. - On the second level: a pleasant living area and an open kitchen opening onto an 8 m² south-facing terrace. Separate toilet on this level. The apartment also benefits from a garage and is equipped with air conditioning for optimal comfort in every season. Well maintained, with immediate access to shops and amenities.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 820 and 1180 € (reference year 2025)  
Document non contractuel - 07/12/2025



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