

2 040 000 €

**Buying apartment**

**Surface : 420 m²**

**Year of construction : 1700**

**Exposition : Sud nord**

**View : Citadine**

**Hot water : Individuelle**

**Inner condition : to renovate**

**Standing : prestige**

**Amenities :**

calm



## Apartment Aix-en-Provence

**EXCEPTIONAL APARTMENT IN THE MAZARIN DISTRICT** In the heart of the prestigious Mazarin district, in a beautiful private mansion, 420 m² apartment with a view of the Aix gardens. The apartment occupies the 1st floor and the top floor of the building. It is composed as follows: On the same level, there are two entrances serving two apartments of approximately 180 m² each. The first prestigious apartment has an exceptional view of the gardens, a ceiling height of more than 5 meters and large ceremonial rooms. The second apartment has more traditional rooms and a duplex section. The property also benefits from an apartment on the 2nd floor under the roof of approximately 37.5 m² with two rooms. Finally, there is a cellar. This property is a very rare product on the Aix market with different possibilities, either a large exclusive property or the possibility of creating several apartments.

### Legal information

2 040 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).

Energy class (dpe) : E - Emission of greenhouse gases (ges) : E  
Document non contractuel - 03/08/2025



Agence Biron - 5, Rue espariat - 13100 Aix en Provence

Tél: 04 42 93 45 62 - [agence.biron1@gmail.com](mailto:agence.biron1@gmail.com)

Carte professionnelle n°A06-2770 Préfecture des Bouches du Rhone -

SIRET 403 651 235 00018 - Garantie financière : Socaf 110 000 € - Document non contractuel