



### **Aix-En-Provence Very Large Apartment in Hotel Particulier Very Close to Town Center**

**Reference No:** 2789

**Price Euros:** 795,000

**Area:** Aix En Provence

**Town:** Aix En Provence

**Department:** Bouches du Rhone

**Bedrooms:** 4

**Land Size m2:** 0

**Habitable space m2:** 156

**Full Description:** Old world charm for this very large apt. with over 4 meters high ceilings in one of Aix en Provence's land mark "Hôtel Particulier" (Private Mansion).

This 7 room apt. comprises a very large kitchen of approx. 25M<sup>2</sup>, plus a 35M<sup>2</sup> living room with fireplace adjacent to the kitchen. In addition all of the original wood windows were replicated, and now have double glazing, with interior wood shutters.

The floors still have their original hand made terracotta tiles, and kitchen's floors are decorated in cement tiles.

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Numero de Siret: 48018261700013 - Numero TVA: FR87480182617 - Garantie FNAIM 120,000 euros 26980b

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First floor has a generous hall entrance, plus a small laundry area, and cellar. Adjacent hallway leads to all bedrooms. Lovely staircase leads to a small attic like apt with pvt. douche, ideal for overnight guest or household help.

Garage is in close proximity, and is strategically located to avoid entering heart of city to access apt.

Low monthly maintenance charges! Very charming, with all amenities a stone's throw away.

Call for your appointment!

**Property Features:** Broadband / ADSL, Double Glazing, Exposed ceiling/roof beams, Exposed stone walls - exterior, Exposed stone walls - interior, Fireplace, Large Rooms, Laundry, Letting Potential, Old Stone/tile floors, Outside Lighting, Parquet Floors, Tile Floors, Town water

**Nearby Amenities:** Airfield, Beaches, Clubhouse, Controlled Access, Fitness Center, Forest/Parkland, Golf Course, Lake, Local Shopping, Marina, Medieval Village, Nightlife, Public Transport, Restaurants, River, Roman Ruins, Schools, Ski-ing (-2hrs), Spa/Jacuzzi, Sports Complex, Swimming Pool, Tennis Courts, TGV - less than 1 Hour, Watersports, Weekly market

**Heating:** Gas, Radiators



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