

1 520 000 €

**Hôtel particulier for sale**

**9 rooms**

**Surface : 250 m<sup>2</sup>**

**Surface of the land : 780 m<sup>2</sup>**

**Hot water : Electrique**

**Benefits :**

air conditioning, double glazing, Bedroom on ground floor, Automatic gate

6 bedroom

2 terraces

3 bathrooms

3 WC

1 garage

5 parkings

**Energy class (old measure) : D**

**Climate class : A**

Document non contractuel

22/10/2024 - Prix T.T.C



### Hôtel particulier ref. 804V1234M Aix-en-Provence

RARE, in a highly sought-after location in the heart of Aix-en-Provence, building from the beginning of the century on land of approximately 800 m<sup>2</sup>.

Currently made up of 3 apartments easily convertible into a single dwelling of approximately 250 m<sup>2</sup>.

On the ground floor, you will find an apartment of more than 100 m<sup>2</sup> composed of an entrance, a living room, a kitchen, a bathroom and 3 bedrooms as well as a terrace.

On the first level, the apartment of approximately 75 m<sup>2</sup> consists of a large living room, a kitchen opening onto a large terrace with outbuilding, a bedroom, a bathroom.

The second floor is also composed of a T3 apartment of approximately 75 m<sup>2</sup> in which you will find a living room with kitchen, 2 bedrooms and a bathroom.

The property also includes a large garage and several parking spaces.

For more information, contact Nathalie Potet on 06 10 09 72 07

El commercial agent registered with the RSAC of Marseille under number 843463746

