



**789 000 €**

**For sale apartment**

**3 rooms**

**Surface : 78 m²**

**Exposition : Sud**

**View : Citadine**

**Hot water : Individuelle électrique**

**Inner condition : excellent**

**Standing : bourgeois**

**Building condition : Restoration done**

**Features :**

double glazing, gated, calm, renovated,  
residential

**2 bedroom**

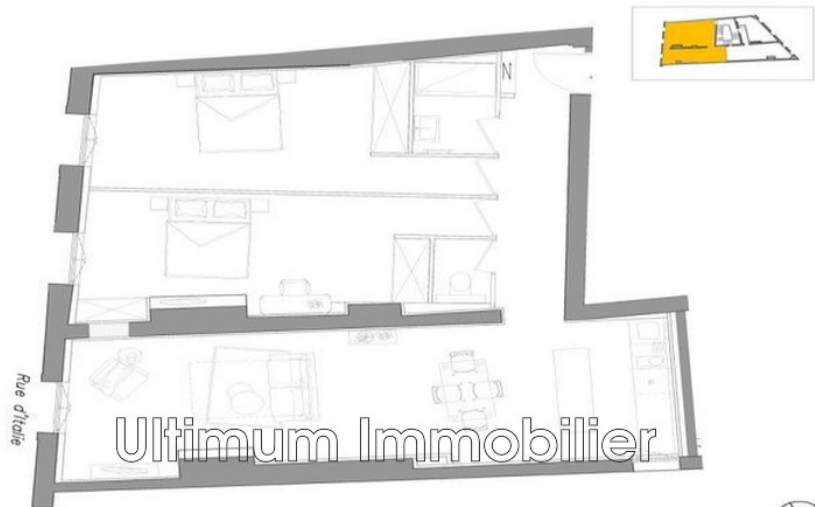
**1 shower**

**1 WC**

**Legal information**

789 000 €

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



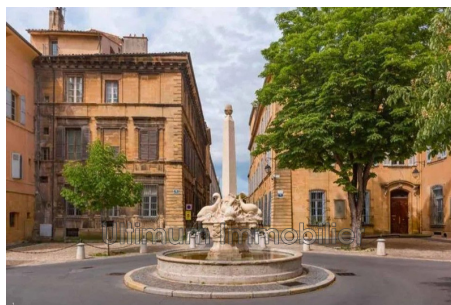
Hauteur sous plafond : 2,70m

Note : des modifications sont susceptibles d'être apportées à ce plan en fonction des nécessités techniques de la réalisation, tant en ce qui concerne les dimensions, que les équipements sanitaires et électriques (mobiliers et électroménager non fournis). Les surfaces indiquées sont approximatives. Les retombées, soffites et faux-plafonds, ainsi que l'emplacement des équipements ne sont pas tous figurés ou le sont à titre indicatif.

**Apartment 2025013CV Aix-en-Provence**

In a building currently being renovated with a unique charm in the heart of downtown Aix-en-Provence. It offers an exceptional double view of the city's ancestral axes. Popular with investors, this dual-aspect residence is nestled in the prestigious Mazarin district. A residential area, built in the 17th century to the south of the Cours Mirabeau, which constitutes a real village within the city. Home to renowned cultural treasures such as the Hôtel de Galliffet, the Musée Granet and the Le Cézanne cinema, this area also offers a diversity of emblematic shops, contributing to the character of this coveted enclave. A typical building of the region, this renovation program, as its name suggests, offers both the charm of the old and the comfort of modern residences. Its pastel facade and wooden shutters evoke a warm and sunny atmosphere. Inside, 9 apartments with exceptional volumes full of character and authenticity. And as a meeting place for...

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