



## Hi Specification Duplex Apartement in Unbeatable Location



### Agenten-Info

|                         |                                                               |
|-------------------------|---------------------------------------------------------------|
| Name:                   | David Evans                                                   |
| Name der Firma:         | Cle France Ltd                                                |
| Land:                   | Vereinigtes Königreich                                        |
| Erfahrung seit:         |                                                               |
| Art der Dienstleistung: | Immobilien verkaufen                                          |
| Spezialgebiete:         |                                                               |
| Art der Immobilie:      | Wohnungen, Häuser                                             |
| Telefon:                | +44 (1440) 820-358                                            |
| Sprachen:               | English, French                                               |
| Webseite:               | <a href="https://clefrance.co.uk">https://clefrance.co.uk</a> |

### Anzeigen-Details

|                |                  |
|----------------|------------------|
| Immobilie für: | Kaufen           |
| Preis:         | USD 1,907,539.24 |

### Standort

|                       |                            |
|-----------------------|----------------------------|
| Land:                 | Frankreich                 |
| Staat/Region/Provinz: | Provence-Alpes-Côte d'Azur |
| Stadt:                | Aix-en-Provence            |
| Postleitzahl:         | 13100                      |
| Veröffentlicht:       | 20.02.2026                 |

### Beschreibung:

Just five minutes from the vibrant heart of the city, nestled in the welcoming shade of Parc Jourdan, lies an exceptional duplex, suspended between sky and light. Located on the top floor of a small, intimate, and secure building, it faces south and west, capturing each ray of sunshine like a new promise.

From the moment you enter, your gaze is drawn to the generous proportions.

The vast living room, enhanced by a remarkable ceiling height, unfolds its elegant lines in an atmosphere that is both contemporary and welcoming.

The French doors open onto a 30 m2 terrace, a veritable balcony overlooking the horizon, where the unobstructed view invites contemplation of the sunsets.

The separate kitchen combines refinement and functionality, extending into a utility room that includes a discreet laundry area.

A guest bedroom with its own bathroom and private terrace creates an intimate space, designed as a self-



contained suite.

Upstairs, the atmosphere becomes even more intimate. The light-filled master bedroom opens onto a private rooftop terrace, offering an unobstructed and peaceful view. It extends into a bathroom with a shower and a custom-designed dressing room, a true haven for your belongings. A second guest bedroom also benefits from its own private terrace.

Overlooking this level, a glass-enclosed mezzanine, fitted with built-in storage, creates an inspiring space, ideal as an office, reading room, or creative studio. A double garage with electricity and a cellar complete this exceptional property.

The decidedly high-end amenities underscore the exclusivity of the residence: travertine flooring, a custom-designed dressing room, a kitchen with marble countertops, a sculptural glass staircase, stone washbasins, reversible air conditioning, a reinforced front door, and an alarm system.

A property suspended between elegance and serenity, where every detail celebrates the art of living.

Three exposures, excluding north.

Monthly charges: 350 Euro.

Property tax: 2,250 Euro.

Apologies for the triangle overlay on the images, this particular agent is in a very competitive sector and wishes to protect their images from being copied. If you want to see clean images of this listing simply Make an Enquiry and we will respond.

The department of the Bouches-du-Rhone is in the region of Provence Alpes / Cotes d'Azur in the South East of France and is an interesting and varied region for visitors to Provence, from the bustling centre of Marseille to the peaceful hillside villages, there is an abundance of beautiful coastal scenery and fascinating towns such as Arles and Aix-en-Provence to explore.

The Bouches-du-Rhone is situated in the south-west corner of the Provence Alpes / Cotes d'Azur region, on the Mediterranean coast and with the Languedoc-Roussillon region to the west. Marseille is the principal / capital city of the department.

Due to its diversity, the towns and roman monuments, the impressive scenic highlights, and its typically 'Provençal' character a visit to Bouches-du-Rhone has something of interest for both the first time visitors as well as seasoned property hunters looking for their dream home.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage,



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organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## Allgemein

|                   |                   |
|-------------------|-------------------|
| Schlafzimmer:     | 3                 |
| Badezimmer:       | 2                 |
| Grundstücksgröße: | 25 m <sup>2</sup> |

## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID: IX8.198.953

