

126 000 €

**Buying appartement**

**2 rooms**

**Surface : 27 m²**

**Year of construction : 1900**

**Exposition : Sud est**

**View : Citadine**

**Hot water : Individuelle électrique**

**Inner condition : good**

**Standing : Bourgeois**

**Building condition : good**

**Amenities :**

double glazing, Résidence sécurisée

1 bedroom

1 shower

1 WC



Appartement 291 Arles

Lovely one-bedroom apartment located in the heart of Arles' historic center, on the first floor of a well-maintained bourgeois building dating from the 17th and 18th centuries. With a surface area of 27 m², this bright apartment offers a southern exposure and a beautiful city view. The apartment includes a bedroom, a shower room, and a toilet. The property features high-quality fittings with double glazing and is located in a secure residence. The interior was renovated in 2020 and its fitted kitchen is equipped. Individual heating is provided by electric radiators. A shared interior courtyard is available, as well as a shared cellar. This is an opportunity not to be missed, ideal for a first-time buyer or a rental investment. The old town center of Arles, located in the Provence-Alpes-Côte d'Azur region, is an authentic historical gem. This area, preserving its Roman influence, is composed of narrow streets lined with stone houses and...

**Legal information**

126 000 € fees included

5,00% VAT of fees paid by the buyer (126 000 € without fees), well condominium (7 lots in the condominium), annual current expenses 600 € (50 € monthly), 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) : D - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 420 and 620 € (reference year 2021)  
Document non contractuel - 28/06/2025



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