

130 000 €

**Buying apartment**

**1 room**

**Surface : 18 m²**

**Year of construction : 1900**

**Exposition : Ouest**

**View : Citadine**

**Hot water : Individuelle électrique**

**Inner condition : a refresh**

**Features :**

Downtown

1 shower

1 WC

1 cellar



## Apartment 25032 Aix-en-Provence

For sale – Studio in a basement in the historic center of Aix-en-Provence Located just a stone's throw from the famous Place des Cardeurs, in the vibrant heart of Aix-en-Provence's historic center, this split-level studio combines authenticity and functionality. The property comprises a living room with a kitchenette on the ground floor, and a bedroom converted into a basement (formerly a cellar), offering a beautiful, independent sleeping area in a quiet location. The property benefits from good rental income with a monthly rent excluding charges of €453.62. Ideal for investors or pied-à-terre, this studio benefits from the unique atmosphere of the historic center, in close proximity to shops, restaurants, transport and all of Aix's cultural life. The +: ✓ Location ✓ Independent bedroom in basement ✓ Rented for over 20 years ✓ Good profitability ✓ Old world charm To be discovered without delay! Information on the risks to which this property is exposed is available on the Géorisques website:

[www.georisques.gouv.fr](http://www.georisques.gouv.fr) LA PROVENCE Group - SARL with capital of €9,467.08  
- Head office - 2 route de la chapelle - 13850 Gréasque. Real Estate Card CPI 1310 2016 000 005 877 - Prefecture of Bouches du Rhône - RCS 351 268 750.

**General informations :**

Well condominium

130 000 € fees included

Document non contractuel  
30/04/2025 - Prix T.T.C

