

130 000 €

**Apartment for sale**

1 room

Surface : 18 m<sup>2</sup>

Year of construction : 1900

Exposure : Ouest

Indoor condition : travaux à prévoir

1 shower

1 WC

1 cellar

Climate class : D



**Apartment ref. 889V624A Aix-en-Provence**

Studio in a basement in the historic center of Aix-en-Provence

Located a stone's throw from the famous Place des Cardeurs, in the vibrant heart of the old town of Aix-en-Provence, 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!

For more information:

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Document non contractuel

10/05/2025 - Prix T.T.C



In condominium  
130 000 € fees included