

**130 000 €**

**Apartment for sale**

**1 room**

**Surface : 18 m²**

**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



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Document non contractuel. Barème de prix disponible sur notre site internet.

This real estate advertisement was written under the editorial responsibility of Marie BUDANIC EI, commercial agent of SAS Luxury Provence, registered with the Marseille RSAC under number 920 957 180, holder of the employee card on behalf of the company Luxury Provence CPI13102024000000677 issued by the Marseille CCI.

Fees and charges :

In condominium  
130 000 € fees included