

5 mins from Aix en Provence | bedroom ground floor flat with parking in secured and quiet residence with pool



## INFORMATION

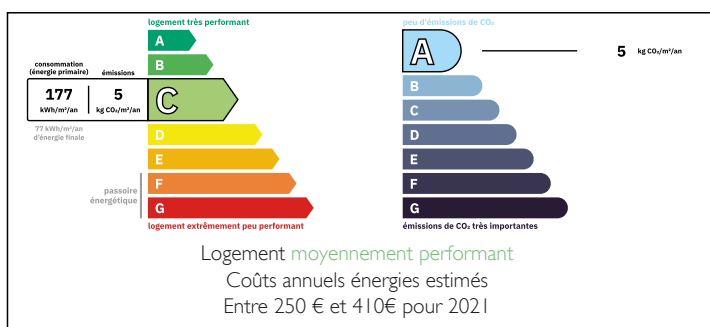
Town:	Aix-en-Provence
Department:	Bouches-du-Rhône
Bed:	0
Bath:	1
Floor:	18 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>

## IN BRIEF

With its proximity to the centre of Aix-en-Provence and quick access to the motorway, this property situated in Celony is ideal for students, retirees, professionals and tourists. This makes it a particularly attractive investment product, with a monthly rental potential of €650 including charges. Copropriety charges are at 133 €/month; they include all utilities: Electricity, air conditioning, cold water, hot water and internet, offering simplified management and complete cost control.

Located on the ground floor of a quiet, secured residence compliant with accessibility standards for persons with reduced mobility and a swimming pool. The property comprises a 12 m<sup>2</sup> living room with a sleeping area, a kitchenette, a wardrobe space as well as a 6 m<sup>2</sup> shower room with WC and is equipped with reversible air conditioning.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

The property is sold furnished, with a kitchen equipped with a 2-burner ceramic hob, microwave oven, extractor hood and a table-top refrigerator. The residence, built in 2015, is secured with camera and digicode and has a swimming pool, a laundry room, and free secure parking. The living room faces the courtyard greenery away from the main road, in a peaceful setting.

-----  
Co-owned building of 1 units  
Provisional annual charges: 1400€

-----  
Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière: 403 EUR

Taxe habitation: EUR

## NOTES