



# INVEST IMMO



**400 000 €**

**Apartment for sale**

**3 rooms**

**Surface : 90 m²**

**Surface of the living space : 26 m²**

**Year of construction : 1970**

**Exposure : Sud**

**View : Panorama urbain**

**Hot water : Collective**

**Indoor condition : Bon**

**Building condition : Bon**

**Benefits :**

Ascenseur, double glazing, gated

2 bedroom

1 terrace

1 shower

1 WC

1 cellar



**Apartment Aix-en-Provence ref. 874V140A - mandat n°4525**

In the sought-after neighborhood of St Jerome, a stone's throw from Jourdan Park and the historic center, this spacious 3-room apartment is located on the third floor of a building with an elevator, offering approximately 90m2 of living space. This apartment, in good general condition, offers a very bright living room of approximately 27m2 with access to a balcony, a separate kitchen with a loggia, two large bedrooms of 17 and 18m2, a bathroom, and a separate toilet. A cellar completes this apartment. Rare for sale. Sold rented with a rent of 1138 Euros, including 190 Euros of charges including heating.

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RSAC AIX No. 982 399 214

Fees and charges :

Annual recurring charges 2 136 €

In condominium

400 000 € agency fees 5,00% à the responsibility of the purchaser is included

Document non contractuel

05/07/2025 - Prix T.T.C