



# ADN Immo Conseil

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## Price on request

**For sale idéal investisseur**

**1 room**

**Surface : 26 m²**

**Exposition : Sud**

**View : Citadine**

**Hot water : Collective**

**Inner condition : excellent**

**Standing : residential**

**Building condition : good**

1 bedroom

1 shower

1 WC

1 parking

**Energy class (dpe) : C**

**Emission of greenhouse gases (ges) : C**

Document non contractuel

15/12/2025 - Prix T.T.C



## Idéal investisseur 185 Aix-en-Provence

Apartment for sale in the heart of AIX EN PROVENCE Available exclusively as an INVESTMENT. Become an investor or expand your portfolio with this beautiful studio located in the charming Appart' hôtel ADAGIO residence. The rent is guaranteed, €11,196 including taxes per year, offering a 6% return. All operating costs are fully covered by the operator. The apartment has been completely renovated recently. The building is in excellent condition. Maintenance of the apartment is fully managed by the operator (including appliances). The ADAGIO residence in Aix-en-Provence has been a great success since its opening.

Its location, just a 3-minute walk from Cours Mirabeau. Its private parking in the city center. Its beautifully landscaped gardens. All the elements are in place to delight the residents. The lease, renewed in 2023, guarantees rent and therefore returns until 2034. The LMNP or LMP tax status is available for this property, offering income tax savings on rental income. Don't hesitate to contact us to learn more about this great opportunity!! 04 90 50 72 55

Fees and charges :

Annual current expenses 2 837 €

