

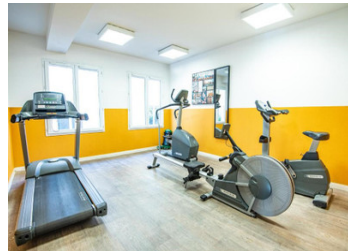
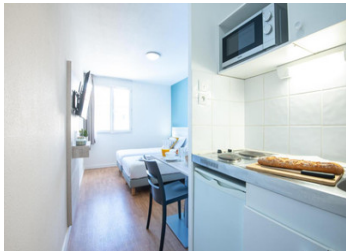
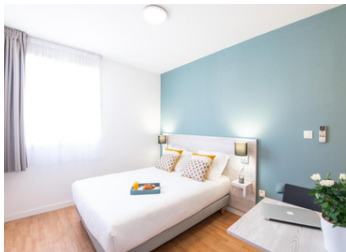
Good investment opportunity - 19 m2 studio apartment in a serviced residence 15 minutes from Aix-en-Provence

EXCLUSIVE



## INFORMATION

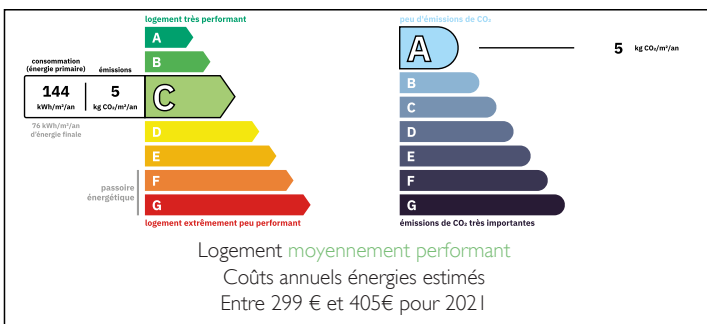
Town:	Le Tholonet
Department:	Bouches-du-Rhône
Bed:	1
Bath:	1
Floor:	19 m2
Plot Size:	0 m2



## IN BRIEF

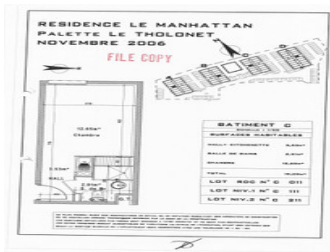
This 19 sqm studio apartment, comprising an entrance hall, a kitchenette, a shower room, and a living area, benefits from open parking within a secure and gated 3-star serviced residence. Offered under the LMNP status (Non-Professional Furnished Rental), this property represents an attractive investment opportunity thanks to the tax advantages associated with this scheme. The property is currently operated under a commercial lease with Zenitude since June 1st, 2020, running until 2029, and generates a guaranteed annual rental income of approximately €3,000.

## 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 residence has recently undergone extensive renovation works together with the implementation of a renewed and dynamic management strategy, resulting in significantly upgraded standards and a high occupancy rate. Its prime location, just a few minutes from Aix-en-Provence, in a highly sought-after area with strong tourist appeal, further enhances the investment potential of this property. The residence offers a range of amenities and services designed for residents' comfort, including a laundry facility, a fitness room, and a dining area providing light catering services.

The condominium comprises 181 units with no ongoing legal proceedings. Annual service charges, including cold water, green spaces maintenance, upkeep of the common areas, and caretaker services, amount to €550.

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Co-owned building of 1 units  
Provisional annual charges: 550€

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

## LOCAL TAXES

**Taxe foncière: 250 EUR**

## NOTES