

AVERAGE RENT PRICES FOR 2021 IN AIX-EN-PROVENCE & MANOSQUE

Manosque



Aix en Provence



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ITER LOCATION IN FRANCE

The Provence-Alpes-Côte d'Azur region has 5 million inhabitants, making it the seventh most populous French region.

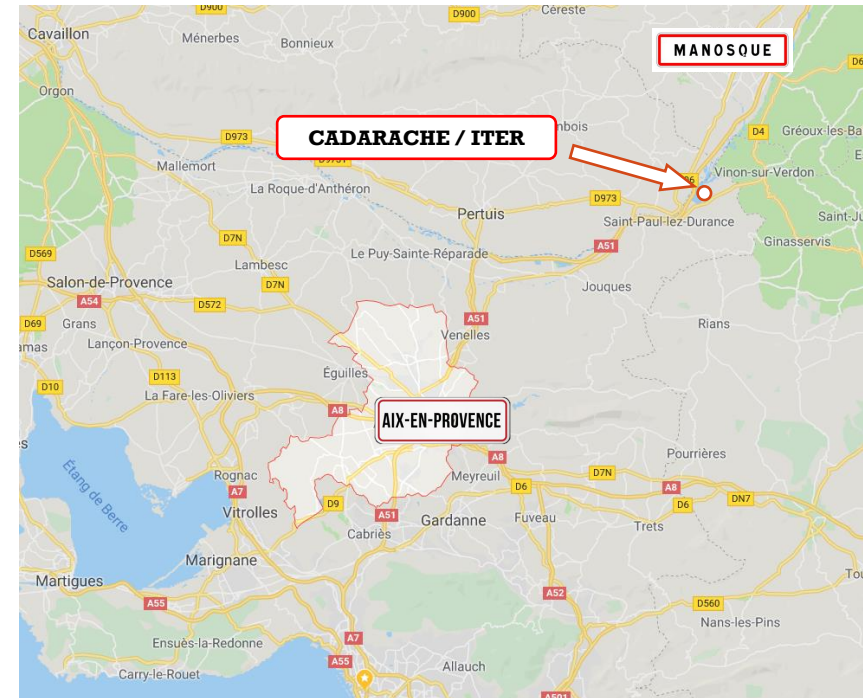
About 47% of the inhabitants of the region are not born in this territory. These people come from both internal migration and to France as foreign migration.



AIX EN PROVENCE & MANOSQUE

Aix-en-Provence and Manosque are the two main cities located near ITER.

On the following pages you will find the estimates of average rent prices according to the property type in these two cities.



For more information :

- about Aix : <http://www.aixenprovencetourism.com/en/#>
- about Manosque : <http://www.manosque-tourisme.com/gb/>

GENERAL INFORMATIONS

TYPE OF HOUSING IN FRANCE room (living room, open kitchen, bathroom and toilet)

- ✓ T1 : one room (living/bedroom room with separate kitchen, bathroom and toilet)
- ✓ T2 : two rooms (living room, open or separate kitchen, separate bedroom, bathroom and toilet)
- ✓ T3 : three rooms (living room, open or separate kitchen, 2 separate bedrooms, bathroom and toilet)
- ✓ T4 : 4 rooms (living room, open or separate kitchen, 3 separate bedrooms, bathroom and toilet)



INVENTORY OF FIXTURE (ETAT DES LIEUX)



This is a document which describes the state of the property and its features.

For unfurnished and furnished rentals, it is mandatory and established before entry in the home and key remittance.

The inventory of fixtures must be established the day you enter the property between you (the tenant) and the landlord. This document is signed by both parties and will testify if there is any damage or loss which has been caused by you at the time of your departure.

After the inventory is completed, you have up to 10 days to inform the owner in case of problems.



THE SECURITY DEPOSIT (LA CAUTION)

This sum is paid to the landlord when you move into the property to ensure that you will maintain the home in the state in which it is provided to you and pay the rent each month in a timely fashion.

The security deposit cannot exceed the cost of 1 month's rent if unfurnished and 2 month's rent if furnished.

THE ESTATE AGENCY FEE

On the French real estate market, 90 % of the properties available for rent are found through real estate agencies. When the property has been found through an estate agency (excluding private landlords found directly), you are required to pay the estate agency fee, roughly 13 € /square meter). This fee is charged by the estate agency to cover the cost of managing the property.



HOUSING INSURANCE (ASSURANCE MULTIRISQUES HABITATION)

Housing Insurance is required by law, the cost depends on the size of the property,

The insurance usually covers fire, water damage, storms, burglary/theft, civil liability (and sometimes more).

In case of damage, you will have to pay a deductible (franchise) for each claim. This amount is different according to each insurance company. Therefore, you should call the insurance company only if the cost of the repairs exceeds your deductible.



COUNCIL TAX (TAXE D'HABITATION)

This tax must be paid once a year (October) to the tax collector by the tenant who was living in the property on January 1st of the current year.

The amount depends on the location, the size of the flat, the number of tenants living in the flat, and professional income of the tenants. The council tax is sent by mail once a year and must be paid in full for the entire fiscal year (even if you terminate the lease contract mid year).



THE MONTHLY RENT

For reasons of insurance (assurance loyer impayés), the amount of the rent you pay can not exceed 3 times the amount of the net salary per month.

AVERAGE RENT PRICE FOR AIX-EN-PROVENCE

TYPE	LOW Rent / Month	MEDIUM Rent / Month	HIGH Rent / Month	AVERAGE SIZE
T1 UNFURNISHED	500 €	700 €	750 €	16 à 27 m²
T1 FURNISHED	550 €	750 €	850 €	
T2 UNFURNISHED	700 €	900 €	1 200 €	35 à 55 m²
T2 FURNISHED	800 €	990 €	1 400 €	
T3 UNFURNISHED	900 €	1 350 €	1 800 €	55 à 80 m²
T3 FURNISHED	1 000 €	1 525 €	2 200 €	
T4 UNFURNISHED	1 200 €	1 615 €	2 300 €	70 à 110 m²
T4 FURNISHED	1 300 €	1 675 €	2 500 €	
HOUSE T4 UNFURNISHED	1 400€	2 225 €	2 500 €	90 à 150 m²
HOUSE T4 FURNISHED*	2 000€	2 500 €	3 000 € +	

*Very few houses T4 Furnished

*Estimation based on the average pricing calculated on the availability of the real estate market in 2020.
The rent prices can vary according to the quality of the property as well as the availability at the time when the research and visits are done.
Utilities are not included.*

T1 = studio
T2 = 1 bedroom
T3 = 2 bedrooms
T4 = 3 bedrooms

AIX-EN-PROVENCE

Example of an unfurnished 2 bedrooms flat in Aix en Provence :

For rent, large T4, near the park "Saint Mitre" in a secure residence with private car park. This apartment contains an entrance, a large kitchen, a living room opening onto a south facing terrace overlooking the park. Three bedrooms, separate toilet, a bathroom.



AVERAGE RENT PRICE FOR MANOSQUE

TYPE	LOW Rent / Month	MEDIUM Rent / Month	HIGH Rent / Month	AVERAGE SIZE
T1 UNFURNISHED	420 €	450 €	500 €	18 to 40 m²
T1 FURNISHED	500 €	580 €	600 €	
T2 UNFURNISHED	550 €	600 €	750 €	40 to 65 m²
T2 FURNISHED	600 €	760 €	800 €	
T3 UNFURNISHED	650 €	800 €	1 100 €	55 to 90 m²
T3 FURNISHED	880 €	1 000 €	1 200 €	
T4 UNFURNISHED	900 €	1 050 €	1 100 €	70 to 120 m²
T4 FURNISHED*	950 €	1 200 €	1 500 €	
HOUSE T4 UNFURNISHED	950 €	1 200 €	1 600 €	77 to 115 m²
HOUSE T4 FURNISHED*	1 200 €	1 300 €	1 800 €	

*Very few flats or houses T4 Furnished

*Estimation based on the average pricing calculated on the availability of the real estate market in 2020.
The rent prices can vary according to the quality of the property as well as the availability at the time when the research and visits are done.
Utilities are not included.*

T1 = studio
T2 = 1 bedroom
T3 = 2 bedrooms
T4 = 3 bedrooms

MANOSQUE

Exemple 3 bedrooms house in Manosque :

On the hills of Manosque, in a very quiet area, 168m² house composed of on the 1st floor: an entrance, a living room, a kitchen, 3 bedrooms, a bathroom, separate toilet and a terrace. On the ground floor, T2 composed of a living room, 1 bedroom, a bathroom, a separate toilet and a terrace. Garden and double garage. Beautiful breathtaking views !

