

**463 000 €**

**Apartment for sale**

**9 rooms**

**Surface : 140 m²**

**Indoor condition : normal**

**6 bedroom**

**Climate class : C**



### Apartment ref. 804V349A Gardanne

Exclusively Amépi valley of the arc, I offer you this apartment building of approximately 140m<sup>2</sup>, consisting of 4 rented apartments.

You will find on the ground floor: a T2 apartment of 22m<sup>2</sup> rented 580€/month.

On the 1st floor: a one-bedroom apartment of 30m<sup>2</sup> rented €600/month and a one-bedroom apartment of 28m<sup>2</sup> rented €550/month.

On the 2nd floor: a 4-room apartment of 60m<sup>2</sup> rented €850/month.

Total rental income of 2580 euros/month, or 30,960 euros/year. Recent interior renovation and ongoing ten-year guarantees. Ideal investor. Free parking nearby.

Bérengère Lecompte 06 88 60 70 71

Fees and charges :

463 000 € fees included

Document non contractuel

19/05/2024 - Prix T.T.C

