



## , 350m2 Investment property for sale in Pezenas - 682 000 € \*



### Agenten-Info

Name:	Patrick Gibbins
Name der Firma:	Artaxa Immo Sarl
Land:	Frankreich
Erfahrung seit:	2008
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	
Sprachen:	French
Webseite:	

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 794,133.7

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Stadt:	Pezenas
Postleitzahl:	34120
Veröffentlicht:	09.12.2025

#### Beschreibung:

ARTAXA Immo is pleased to present this magnificent stone building, ideally located in the heart of Pezenas' historic city center.

A highly sought-after address, authentic charm, and outstanding rental potential.

The property is composed of 5 units:

\* Ground floor: Two commercial units of 100 m2 and 24 m2

Perfect for launching or sustaining a professional activity. Both units are currently rented, ensuring immediate rental income.

\* 1st floor: 49.31 m2 one-bedroom apartment (T2)

A warm and welcoming space, rented seasonally and managed by a concierge service to maximize profitability.



\* 2nd floor: 76.23 m2 two-bedroom apartment (T3)

A spacious unit, ideal for a family or long-term rental. Currently rented year-round.

\* 3rd floor: 120 m2 four-bedroom duplex apartment (T4) with terrace

A true gem featuring generous volumes, abundant natural light, and a terrace with open views over the rooftops of Pezenas. Currently occupied by the owners, but fully rentable depending on your investment strategy.

A renovated and impeccably maintained building

Fully restored, it combines historic charm with modern comfort: stone walls, character features, and quality amenities. Its 343 m2 spread over 3 levels above the ground floor offers numerous possibilities—rental investment, main residence with additional income, or a mixed-use project.

A privileged location in the heart of Pezenas

Situated in a vibrant, touristic, and culturally rich town, this property enjoys a prime location close to shops, restaurants, and all local amenities.

A rare opportunity for a secure, high-value investment, generating approximately €49,000 gross annual income.

For more information or to arrange a viewing, contact ARTAXA Immo.

Information on the risks to which this property is exposed is available on the website Georisques

Our Fee Schedule

\* Agency fee : Agency fee included in the price and paid by seller.

(2) Monthly payment from. A credit commits you and must be repaid. Check your borrowing abilities before you commit.

## Allgemein

Fertige m<sup>2</sup>: 350 m<sup>2</sup>

## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID: IX8.010.637



# IMLIX

**IMLIX Immobilienmarkt**  
<https://www.imlix.com/de/>

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