



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



### Information de l'agent

Nom:	Patrick Gibbins
Nom de compagnie:	Artaxa Immo Sarl
Pays:	France
Experience since:	2008
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	
Languages:	French
Site web:	

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 796,059.71

### Location

Pays:	France
État/Région/Province:	Occitanie
Ville:	Pezenas
Indicatif régional:	34120
Soumis:	09/12/2025

### Description:

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.

## Commun

Pied carré fini: 350 m<sup>2</sup>

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.010.637



# IMLIX

**Marché immobilier IMLIX**

<https://www.imlix.com/fr/>

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