



## , 150m2 Investment property for sale in Saint andre de sangonis - 260 000 € \*



### Informazioni sull'Agente

Nome:	Patrick Gibbins
Nome della ditta:	Artaxa Immo Sarl
Nazione:	France
Experience since:	2008
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefono:	
Languages:	French
Sito web:	

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 305,106.9

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Cap:	34725
Publicato:	06/03/2025

### Descrizione:

Don't miss out! This fully rented building with no co-ownership offers attractive rental income.

Ground Floor: Tobacco/Press shop (commercial lease) - €463/month excluding charges

1st Floor: Spacious and bright 2-bedroom apartment (T3) - €580/month excluding charges

2nd Floor: Charming 1-bedroom apartment (T2) with mezzanine and sunny terrace - €600/month excluding charges

Everything is already rented to stable and reliable tenants!

Annual rental income: €19,596

Estimated gross rental yield: 7.54%

Asking price: €260,000.



Perfect for an immediate turnkey investment with great returns from day one!

Don't let this opportunity slip away!

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.

## **Comune**

Finito piedi quadrati: 150 mq

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX6.698.139

