



, 150m2 Investment property for sale in Saint andre de sangonis - 280 000 € *



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: | EUR 280,000 |

Posizione

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|------------------------------|------------|
| Nazione: | France |
| Stato / Regione / Provincia: | Occitanie |
| Cap: | 34725 |
| Publicato: | 04/05/2026 |

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: IX8.412.487

