



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



### Agent Info

Naam: Patrick Gibbins  
Bedrijfsnaam: Artaxa Immo Sarl  
Mistlampen: France  
Experience since: 2008  
Service Type: Selling a Property  
Specialties:  
Property Type: Apartments, Houses  
Telefoon:  
Languages: French  
Website:

### Advertentie details

Vastgoed voor: Koop  
Prijs: USD 305,106.9

### Locatie

Aanbevolen Auto Onderdelen: France  
Staat/Regio/Pronvincie: Occitanie  
Postcode: 34725  
Geplaatst: 06-03-2025  
Omschrijving:

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.

## **Algemeen**

Afgewerkte vierkante meter: 150 m<sup>2</sup>

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX6.698.139

