



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



### Agent Info

Name: Patrick Gibbins  
Company: Artaxa Immo Sarl  
Name:  
Country: France  
Experience since: 2008  
Service Type: Selling a Property  
Specialties:  
Property Type: Apartments, Houses  
Phone:  
Languages: French  
Website:

### Listing details

Property for: Sale  
Price: USD 327,303.55

### Location

Country: France  
State/Region/Province: Occitanie  
ZIP code: 34725  
Posted: May 04, 2026

### Description:

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.

### **Common**

Finished sq. ft.: 150 sq m

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX8.412.487

