

142 000 €

**Contact agency**

**La Provençale La Destrousse**

RN 96 Quartier Souque Nègre

13112 La Destrousse

04 42 72 58 81 / ladestrousse@la-provencale.net

**For sale apartment**

**2 rooms**

**Surface : 48 m<sup>2</sup>**

**Surface of the living : 28 m<sup>2</sup>**

**Year of construction : 1960**

**Exposition : Sud ouest**

**View : Dégagée**

**Hot water : Individuelle électrique**

**Inner condition : renovated**

**Building condition : GOOD**

**Features :**

Visitor Parking, double glazing

1 bedroom

1 terrace

1 bathroom

1 WC



**Apartment D240037 Auriol**

AURIOL: JOUX BRIDGE Special Investor: Discover this type 2 apartment, ideal for a rental investment. Completely renovated with taste, it is currently rented for €672/month, offering an attractive profitability of 6%. Description of the property: • Bright living room: A large, welcoming living room, ideal for a lounge/dining area, with neat finishes and parquet flooring. • Equipped and furnished kitchen area: Functional and modern, it is integrated into the living space for optimal conviviality. • Thermal and acoustic comfort: Double-glazed windows for enhanced insulation. • Spacious bedroom: A comfortable sleeping area, perfect for a single tenant or a couple. • Bathroom + WC: Completely renovated, it combines practicality and aesthetics. • Pleasant exterior: A small private terrace, ideal for enjoying the beautiful days. • Easy parking: Immediate proximity to parking spaces for a worry-free daily life. Privileged location: • Close to the future tram line, offering easy access to public transport. • Shops and amenities just a few steps away, perfect for a practical and dynamic life. Don't miss this investment opportunity in a booming sector! Fees payable by the seller Mandate: D240039

**Fees and charges :**

142 000 € fees included

Document non contractuel

23/12/20

