

262 000 €

Contact agency

**IMMOJAIME**

6 boulevard maillol

66750 Saint-Cyprien

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**For sale building**

**Surface : 85 m<sup>2</sup>**

**Exposition :** Est ouest

**Hot water :** Individuelle électrique

**Inner condition :** GOOD

**Building condition :** Cleaning is

2 bedroom

2 terraces

2 show ers

2 WC

2 parkings

**Energy class (dpe) :** D

**Emission of greenhouse gases (ges) :** B

Document non contractuel

30/06/2024 - Prix T.T.C



**A propos :**

Deux appartements T2

Loués à l'année

Idéalement situés, proche plage MAILLOL

Places de stationnement

Collectif sans syndic ni charges



**Quelques chiffres :**

• Loyer RDC: 620€ HC

• Loyer 1er : 660€ HC

• Rentabilité brute : 6.14%

• Terrain : 189 m<sup>2</sup>



## Building 3066 Saint-Cyprien

IDEAL INVESTORS - COLLECTIVE OF TWO APARTMENTS - WITHOUT TRUSTEE AND WITHOUT CO-OWNERSHIP CHARGES - SAINT-CYPRIEN PLAGES Very well located near the beach and shops useful for everyday life, this set of 2 type 2 apartments will be ideal for an investor wishing to make a "secure" investment in the seaside area. The apartments are currently rented for the year for €620 and €660 excluding tax (furnished leases). Parking spaces on the plot. \*PHOTOS TO COME\* Information on the risks to which this property is exposed is available on the Géorisks website: [www.georisks.gouv.fr](http://www.georisks.gouv.fr)

Fees and charges :

Well condominium

2 lots in the condominium 262 000 € fees included