

259 000 €

**Contact agency**

**D'Habitat <<L'agence immobilière>>**

1 rue vincent faite

30000 Nîmes

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**For sale apartment**

**5 rooms**

**Surface : 82 m²**

**Surface of the living : 27 m²**

**Year of construction : 1946**

**Exposition : Nord ouest**

**View : Dégagée**

**Hot water : Individuelle électrique**

**Inner condition : excellent**

**Standing : bourgeois**

**Building condition : GOOD**

**Features :**

lift, double glazing, gated, CALM, armored door, residential, electric blinds, electric shutters

3 bedroom

1 shower

1 WC

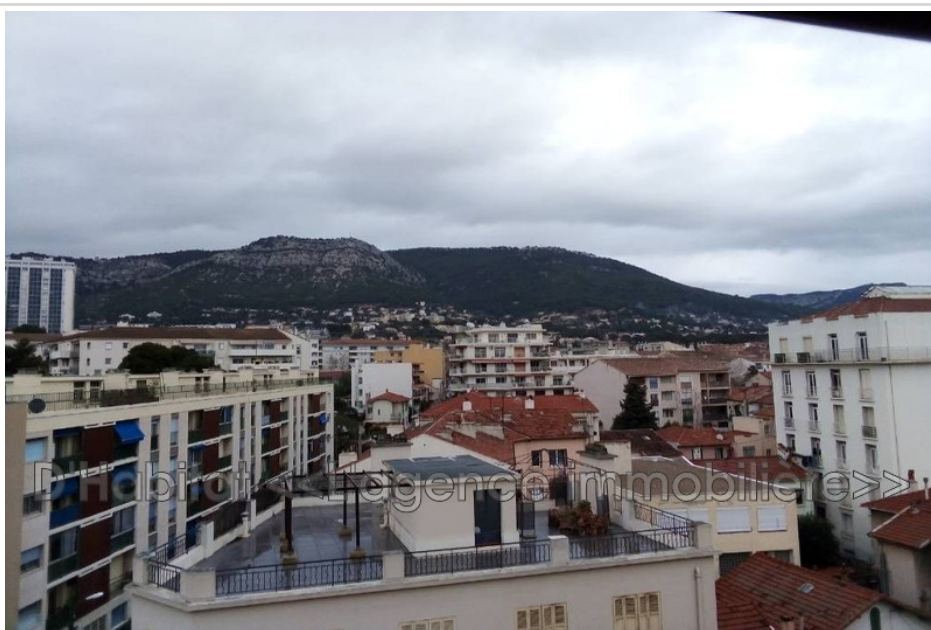
1 cellar

**Energy class (dpe) : F**

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

Document non contractuel

04/02/2025 - Prix T.T.C



**Apartment 218884 Toulon**

10 minutes from the beaches of Mourillon, 5-room apartment of 82 m² on the top floor with elevator. North and West exposure. Panoramic view of Faron and Toulon. Composed of a living room/lounge, 1 open American kitchen with counter. 3 bedrooms. 1 shower room and 1 separate toilet. 2 balconies. 1 large cellar. The apartment is in exceptional condition. No work required. This apartment is ideal for a first purchase. For the rental report we are in the 4.63% yield bracket, with a rent of €1000 excluding charges. A must see.

**Fees and charges :**

Annual current expenses 1 128 €

Well condominium

259 000 € fees included

