

977 000 €

Contact agency  
Prestige Immobilier  
165 av gabriel peri  
13400 Aubagne

06 66 16 10 04 / contact@immodeprestige.com

For sale house  
11 rooms  
Surface : 344 m<sup>2</sup>

Surface of the living : 62 m<sup>2</sup>  
Surface of the land : 1180 m<sup>2</sup>  
Year of construction : 1972  
Exposition : Sud est  
View : Campagne  
Hot water : Electrique  
Inner condition : GOOD  
External condition : GOOD  
Couverture : tiling

**Features :**

POOL, pool house, Barbecue, Bedroom on ground floor, double glazing, Laundry room, CALM

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel  
27/07/2024 - Prix T.T.C



## House 93 Aubagne

Prestige Immobilier offers you a magnificent house made up of three existing dwellings and the possibility of adding a fourth, here is a more detailed description and elements to consider: Description of the House Main House: Total area: 152 m<sup>2</sup> Living room: 43 m<sup>2</sup>, spacious and bright, ideal for friendly family moments. Kitchen and dining room: 35 m<sup>2</sup>, with a modern and well-equipped kitchen, open to the dining room for more conviviality. Housing Type 3: Designed for a small family, this accommodation includes two bedrooms, a bathroom, a living room and a kitchen. Studio: A compact and functional space, perfect for a single person or a couple, including a main room with kitchenette and a bathroom. Possibility of Adding a Fourth Housing Unit Rental Profitability Estimated Monthly Rental Income: €3,000 Type 3: Around €1100 per month. Studio: Around €700 per month. Fourth Housing (potential) type 3: Can generate additional income, estimated between €1,200 and €1,300 per month Features and Benefits Location: Located in a quiet area, offering a peaceful and pleasant living environment. Quality Services: High-end materials, careful finishes, modern equipment. Rare House: On the real estate market, such a house with several accommodations and quality services is rare and sought after. Secure Investment: The possibility of adding a fourth home increases the rental potential and the value of the property. Conclusion This house

