

202 000 €

Contact agency

**TOURV'IMMO**

4 rue Ambroise Croizat

83170 Tourves

04 94 72 11 06 / pierre@tourvimmo.com

**For sale ideal investor**

**7 rooms**

**Surface : 200 m<sup>2</sup>**

**Hot water :** Electrique

4 bedroom

2 showers

2 WC

**Energy class (dpe) :** D

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

Document non contractuel

13/03/2025 - Prix T.T.C



### Ideal investor 2071 Brignoles

We offer a building of report made up of 2 apartments and a commercial place of a total surface of approximately 220m<sup>2</sup> located in full heart of the old town of BRIGNOLES. This is composed as follows: On the ground floor, you will find a commercial space made up of a single room with an area of approximately 40 m<sup>2</sup>, rented for 500 € per month. On the 1st floor, there is a type 2 apartment with an area of approximately 50 m<sup>2</sup> including an entrance hall, a fitted kitchen opening onto a living room, a bedroom, a shower room and a separate toilet. The latter is rented for an amount of € 580 per month. Finally on the 2nd and 3rd floor, you will find a type 4 duplex apartment with an area of approximately 120 m<sup>2</sup> including an entrance hall, a fitted kitchen opening onto a living room, three bedrooms, a bathroom, 2 separate toilets, a pantry, laundry room and a terrace of approximately 10 m<sup>2</sup>. This one being rented for an amount of 730 € per month. The entire property is electrically heated, it is connected to mains drainage and city water. The roof is renovated, the electricity and plumbing are up to current standards. The building is in good general condition and well maintained. The facade has been recently renovated and the common areas of the property are in good general condition.

Fees and charges :

202 000 € fees included