

265 000 €

**Contact agency**

**Agence Immobilière Modini**

4, Av de Lattre de Tassigny

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**For sale apartment**

**2 rooms**

**Surface : 51 m<sup>2</sup>**

**Year of construction : 1980**

**Exposition : Ouest**

**View : Jardin**

**Hot water : Individuelle électrique**

**Inner condition : GOOD**

**Standing : residential**

**Building condition : GOOD**

**Features :**

lift, double glazing, gated, residential,

Visitor Parking

1 bedroom

1 terrace

1 shower

1 WC

1 parking

**Energy class (dpe) : D**

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

Document non contractuel

10/05/2024 - Prix T.T.C



### Apartment 1540.24 Sainte-Maxime

The Modini agency exclusively offers you this spacious 2-room apartment of 51.62 m<sup>2</sup> on the ground floor, sold rented with a tenant in place since October 1, 2023.

The apartment consists of a beautiful living space of 36 m<sup>2</sup> including the living room and the open kitchen opening onto a terrace and a small garden. In the extension, a bedroom of 11.22 m<sup>2</sup> and a shower room with WC. The whole is completed by a private parking space. The existing tenant pays a rent of €915 per month (excluding charges), which allows an annual rental yield of 4.14% gross.

**Fees and charges :**

Annual current expenses 1 000 €

Well condominium

80 lots in the condominium 265 000 € fees included

