

## Price on request

### Contact agency

L'Immobilier du Cours

40 cours du 4 septembre

13500 Martigues

04.42.40.34.47 / immobiliere-du-

cours@orange.fr

### For sale building

6 rooms

Surface : 144 m²

Surface of the living : 34 m²

Hot water : Individuelle électrique

Inner condition : excellent

Standing : residential

Building condition : GOOD

### Features :

double glazing, gated, CALM

2 bedroom

1 terrace

1 shower

2 WC

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B



## Building 2605A Martigues

It is in the town of Martigues, on the highly sought-after small fishing port of Carro, that this investment property with excellent potential awaits you (possibility to divide into 2 units). The building consists of two levels, featuring a ground-floor restaurant currently leased, and a fully renovated two-bedroom apartment on the upper floor. On the Ground Floor: An Italian restaurant of 79 m², impeccably maintained, with an active 3/6/9 commercial lease for a monthly rent of €1,073 excluding tax, including a dining area, kitchen, storage room, and restrooms for staff and customers. This establishment is a popular dining spot, offering strong profitability based on the existing lease. On the Upper Floor: A fully renovated 65 m² two-bedroom apartment finished with quality materials. It features a bright living room with a modern open kitchen, two spacious bedrooms, a contemporary bathroom with separate WC, and a terrace that is not accessible. The apartment is independent. Contact Jessica 06.10.33.50.94

Fees and charges :

Document non contractuel

