

## Price on request

### Contact agency

**LA Provençale Trets**

6, Avenue Mirabeau

13530 Trets

04 42 220 220 / trets@la-provencale.net

### For sale building

**5 rooms**

**Surface : 188 m²**

**Year of construction :** Avant 1943

**Exposition :** Nord

**View :** Citadine

**Hot water :** Individuelle électrique

**Inner condition :** GOOD

**Standing :** tenement

**Building condition :** GOOD

### Features :

Local commercial en RDC, downtown

2 bedroom

1 terrace

2 showers

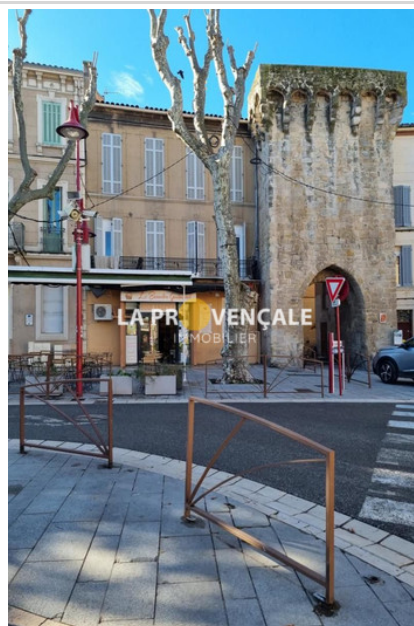
2 WC

**Energy class (dpe) :** E

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

Document non contractuel

03/10/2025 - Prix T.T.C



## Building T25113 Trets

**INVESTMENT PROPERTY - 2 APARTMENTS + 1 COMMERCIAL UNIT - PREMIUM LOCATION** Your agency La Provençale invites you to discover this well-maintained investment building featuring two apartments of approximately 60m² each and a 70m² commercial unit. Located on the outskirts of the town center, close to shops and schools, it enjoys excellent visibility. The building includes a retail space on the ground floor housing a bakery, which comprises a sales area, a workshop, and a storage room, currently rented for €1,127.50 plus charges. On the first floor, there is a spacious one-bedroom apartment of 60m² with a balcony, currently rented for €770 plus €10 charges. On the second floor, a 58m² one-bedroom apartment is rented for €799.25 plus €10 charges. Annual rental income amounts to €32,361, offering a yield of over 7.7%! This listing is sourced from the AMEPI Vallée de l'Arc database, of which the agency is a member.

**Fees and charges :**