

## 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

**Hot water :** Individuelle électrique

**Inner condition :** renovated

**Building condition :** GOOD

### Features :

double glazing

3 bedroom

1 terrace

1 bathroom

3 show ers

4 WC



## Building 2664 Martigues

**SPECIAL INVESTOR OPPORTUNITY!!!!** Located in the sought-after Île neighborhood, this recently renovated income property offers an excellent rental investment opportunity. It consists of five apartments spread over three floors: a studio on the ground floor, two large one-bedroom apartments of about 50 m<sup>2</sup> each on the first floor—one of which features a spacious terrace with stunning views of the Berre pond—and on the second floor, a studio of approximately 32 m<sup>2</sup> and another one-bedroom apartment of around 50 m<sup>2</sup>. The estimated yield is around 6% when all units are rented. A rare find in the area, perfect for a secure investment with solid returns. For more information or to schedule a visit, contact Jessica at 06.10.33.50.94.

Fees and charges :

Document non contractuel

