

289 800 €

**Contact agency**

LUBERON VENTOUX Immobilier - Aubignan

297 Avenue Frédéric Mistral

84810 Aubignan

04.90.62.06.06 / lub.aubignan@gmail.com

**For sale apartment**

**6 rooms**

**Surface : 104 m<sup>2</sup>**

**Year of construction : 1948**

**Exposition : Sud est**

**Hot water : Individuelle**

**Inner condition : GOOD**

**Building condition : GOOD**

**Features :**

Double vitrage pvc et bois, AIR  
CONDITIONING

3 bedroom

1 terrace

3 showers

3 WC

3 cellars

**Energy class (dpe) : D**

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

Document non contractuel

03/05/2024 - Prix T.T.C



**Apartment 4585 Sérignan-du-Comtat**

**IDEAL INVESTORS!!!** Renovated investment building consisting of three T2 type dwellings, guaranteeing good immediate profitability. Two of the apartments, with a comfortable surface area of 30m<sup>2</sup> each, are rented respectively at €480 and €460 per month, thus ensuring appreciable rental stability. The third apartment is a spacious duplex of approximately 55m<sup>2</sup>, offering a modern layout and a sunny terrace, rented at €560 per month, or an annual rent of €18,000. Each apartment also has a closed cellar on the ground floor, providing additional storage space for tenants. This property represents an attractive investment opportunity in a sought-after setting, combining comfort and profitability. Don't miss this unique chance to add a sure value to your real estate portfolio.

**Fees and charges :**

289 800 € fees included

