

625 000 €

Contact agency

Agence Coulange

11, Bld Anatole France

13600 La Ciotat

04 42 83 14 14 / info@agencecoulange.com

For sale building

4 rooms

Surface : 105 m<sup>2</sup>

Year of construction : 1950

View : Citadine

Building condition : Cleaning is

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B



### Building 2038 La Ciotat

\*\*\* SALE IN FREE LIFE \*\*\* Sellers: A 70-year-old woman and an 80-year-old man  
Package: €350,000 Monthly pension: €1,551 Located in the shopping street of Poilus, close to the old port, this building is composed of: - On the ground floor of a commercial space of 40m<sup>2</sup> rented for 720 euros excluding charges/month, - On the 1st floor of a 24 m<sup>2</sup> studio rented for 495 euros excluding charges/month - On the 2nd floor of a type 2 apartment of 41 m<sup>2</sup> rented for 625 euros excluding charges/month - Converted and non-rented attic. Ideal investor! For more information, contact the agency on 04 42 83 14 14!

Fees and charges :

625 000 € agency fees 4,00% à the responsibility of the buyer included

Document non contractuel

17/05/2024 - Prix T.T.C

