

**Price on request**

**Contact agency**

**G & R Immobilier**

12 avenue de la libération

13720 La Bouilladisse

04 42 18 28 38 / gr13immo@gmail.com

**For sale apartment**

**Surface of the living :** 33 m²

**Year of construction :** 1950

**Exposition :** Ouest

**Hot water :** Individuelle électrique

**Inner condition :** GOOD

**Standing :** residential

**Building condition :** GOOD

**Features :**

CALM

1 shower

1 WC

**Energy class (dpe) :** E

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

Document non contractuel

24/01/2026 - Prix T.T.C



### Apartment 275 Cuges-les-Pins

33 m² Apartment for Rent – Perfect for Investors **EXCLUSIVE OFFER** On the 2nd floor of a well-maintained building, a 33 m² apartment (Carrez law), in good overall condition, with a fitted kitchen. The property is sold rented, ensuring immediate income. Current rent: €520 all charges included / month, representing an annual yield of 5.28%. ? Low condominium fees ? No renovations needed ? Turnkey investment Ideal for a secure and sustainable rental investment.

**Fees and charges :**

Annual current expenses 220 €

Well condominium

3 lots in the condominium

