

## Price on request

### Contact agency

**L'Immobilier du Cours**

40 cours du 4 septembre

13500 Martigues

04.42.40.34.47 / immobilier-du-cours@orange.fr

### Professional building

**5 rooms**

**Surface : 144 m²**

**Surface of the living : 34 m²**

**View :** Citadine

**Hot water :** Individuelle

**Inner condition :** excellent

**Standing :** residential

**Building condition :** GOOD

### Features :

double glazing, gated, CALM, electric shutters

2 bedroom

1 terrace

1 shower

2 WC



## Building 2605 Martigues

**CARRO Commercial and Residential Building.** This investment property offers excellent potential for investors seeking profitability. The building consists of two levels, with a restaurant on the ground floor currently rented, and a fully renovated two-bedroom apartment upstairs. On the Ground Floor: A 79 m² Italian restaurant, perfectly maintained, with a current 3/6/9 commercial lease for a monthly rent of €1,073 excluding VAT, including a dining room, a kitchen, a storeroom, and toilets for staff and customers. This business is a popular restaurant, offering good profitability based on the current lease. Upstairs: A 65 m² two-bedroom apartment, fully renovated with quality materials. It features a bright living room with an open, modern kitchen, two beautiful bedrooms, a contemporary bathroom with separate toilet, and a non-accessible terrace. The accommodation is independent. Contact Jessica 06.10.33.50.94

Document non contractuel

