

## 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

### Professional building

Surface : 240 m²

View : Mer

Hot water : Individuelle électrique

Inner condition : GOOD

Building condition : Cleaning is

3 bedroom

2 terraces

5 showers

7 WC

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B



## Building 2618 Martigues

Discover this magnificent investment property nestled in the famous L'Île district, composed of 7 single-owner residential properties, promising an attractive and secure real estate investment. On the ground floor, you will be welcomed by two restaurants generating respectively €1,213 and €650 of monthly rent. On the 1st floor we discover a T2 apartment bringing in a monthly rent of €593.01 and a furnished studio at €540; on the 2nd floor and we will find another T2 at €691 and a furnished studio at €564. Finally, let's linger on the top floor, to discover a T2 apartment generating €768 of monthly income. This last lot is distinguished by its two terraces offering a panoramic view of the pond and the two canals that cross Martigues. This building has benefited from renovation work, the refreshing of its facade and the renewal of the common areas reflect the care taken with this property. It is an attractive investment product at 6% which is just waiting to be acquired. Contact Jessica 06.10.33.50.94

Document non contractuel

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