

**302 000 €**

**Contact agency**

**Les Clés du Soleil**

1009 avenue Francois Nardi

83000 Toulon

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**For sale house**

**6 rooms**

**Surface : 152 m²**

**Surface of the living : 23 m²**

**Year of construction : 2002**

**Exposition : Est ouest**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

CALM, double glazing, Garden, balcony, mezzanine, intercom, entrée sécurisée pour l'etage

4 bedroom

3 show ers

3 WC

**Energy class (dpe) : E**

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

Document non contractuel

15/06/2025 - Prix T.T.C



**House 13293 Garéoult**

**FOR SALE - Investment property in Garéoult (83136) Rare opportunity! R + 2 village house consisting of 3 apartments sold rented, offering a gross profitability of 7.21% In a quiet location close to amenities, this single-owner village house measures 152 m² in total and is divided into three independent dual-aspect apartments. Sold rented, it offers good rental returns. It breaks down as follows: Ground floor: 1-bedroom apartment of approximately 50 m2 with living room, open kitchen, shower room with toilet, bedroom and small landscaped garden of 20 m2. Rented for 635 euros (excl. tax) 1st floor: 50 m2 one-bedroom apartment with living room, open kitchen, bathroom with toilet, bedroom, balcony. Rented for 599 euros (excl. VAT) 2nd floor: 2/3 room living room with mezzanine, open kitchen, shower room with toilet, bedroom. Rented for 580 euros excluding tax. Parking nearby. Take advantage of this solid investment opportunity, schedule your visit now!**

Contact Brignoles Sun Keys 0494371103

Fees and charges :

302 000 € fees included

