

**525 000 €**

**Contact agency**

**PEPS'IMMO**

4456 RD568

13220 Châteauneuf-les-Martigues

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**For sale ideal investor**

**Surface : 256 m²**

**Surface of the living : 28 m²**

**Surface of the land : 509 m²**

**Year of construction : 2014**

**Exposition : Sud**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Features :**

pool house, Bedroom on ground floor,  
double glazing, Automatic gate, CALM

8 bedroom

2 terraces

4 bathrooms

4 WC

8 parkings

**Energy class (dpe) : C**

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

Document non contractuel

05/07/2025 - Prix T.T.C



### Ideal investor 280 Brignoles

For sale: Great investment opportunity - Investment property in Brignoles Prime location: Located in a quiet and sought-after development in Brignoles, this modern building built in 2014 is an ideal opportunity for any investor looking for a property offering a good rental yield. Building characteristics: - Building composed of four functional and bright apartments, spread over two levels. - Each T3 apartment is optimally designed, with a fitted and equipped kitchen, opening onto a spacious living room. Two bedrooms with built-in wardrobes, a bathroom and separate toilet complete the ensemble. - The two ground floor apartments benefit from a beautiful outdoor space of approximately 100 to 200 m², perfect for enjoying the beautiful days. Highlights: - Serious tenants in place, managed by an agency, guaranteeing stable rental income from the time of acquisition. -Regarding electricity, the building is currently equipped with two main meters and four sub-meters, therefore not individualized to date. However, this can be modified according to the buyer's wishes if they wish to install individual meters. The building is sold as is. - Individual water meters for each apartment. Location and amenities: Close to schools, the town center and shops, this building is located in a quiet and secure environment, with access via an electric gate. This building is an excellent opportunity for investors looking for a profitable property in a booming area. For more information or to arrange a visit, please contact Mélissa TEKIN at



www.pepsimmo13.fr

**Fees and charges :**

**525 000 € fees included**

www.annoncefrance.immo