

# AGENCE COULANGE

DEPUIS 1974

260 000 €

Buying apartment

4 rooms

Surface : 75 m<sup>2</sup>

Hot water : Individuelle gaz

Inner condition : good

Building condition : good

Amenities :

Double Glazing

2 bedroom

1 bathroom

1 shower

2 WC

1 garage



## Apartment 2086 La Ciotat

Located in the heart of La Ciotat, discover without delay this high-rise building of one floor sold rented, close to shops, public transport and schools. Composed of two apartments, you will find on the 1st floor a type 2 of approximately 45 m<sup>2</sup> with an entrance hall, a living room, a kitchenette, a bedroom, a bathroom and a toilet and on the ground floor a type 2 of approximately 29 m<sup>2</sup> with a living room, a kitchenette, a bedroom, a bathroom, a WC, a storeroom and a courtyard. A garage free of any occupation is also sold with this property. The annual rent is € 13,032 with a rate of return of 5%.

### Legal information

260 000 € fees included

4,00% VAT of fees paid by the buyer

(250 000 € without fees), no current

procedure, information on the risks to which

this property is exposed is available on

[georisques.gouv.fr](http://georisques.gouv.fr)

Energy class (dpe) : E - Emission of greenhouse gases (ges) : E

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TRANSACTION - LOCATION - GESTION

[WWW.AGENCECOULANGE.COM](http://WWW.AGENCECOULANGE.COM)

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SAS L'IMMOBILIER A LA CIOTAT : Au capital de 105.250,80 € Siret 417 660 180 23 R.C.S. Marseille B 417 660 180