

# AGENCE COULANGE

DEPUIS 1974

260 000 €

Buying immeuble

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



## Immeuble 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  
Document non contractuel - 14/02/2025



TRANSACTION - LOCATION - GESTION

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

11 Boulevard Anatole France - 13600 LA CIOTAT - 04 42 83 14 14

28 Rue de la République - 83270 SAINT CYR SUR MER - 04 94 32 36 51

[info@agencecoulanges.com](mailto:info@agencecoulanges.com)

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