

# AGENCE COULANGE

DEPUIS 1974

520 000 €

**Buying immeuble**

**Surface : 116 m<sup>2</sup>**

**View : Citadine**

**Inner condition : a refresh**

**Standing : Residential**

**Amenities :**

Double Glazing, Calm



## Immeuble 2046 La Ciotat

Ideal investor! , A stone's throw from the old port, this building is composed of: - Ground floor: Apartment type 2 (currently rented as a second home €584/month excluding charges, end of lease on January 19, 2024) - On the 1st floor: Apartment type 3 (currently rented for €611/month excluding charges, end of lease on January 14, 2025) - On the 2nd floor: Apartment type 2 (currently rented for €553/month excluding charges, end of lease on October 31, 2024) Current monthly rental income: €1,748 For more information, contact the agency on 04 42 83 14 14!

### Informations légales

520 000 € honoraires inclus

4,00% TTC d'honoraires inclus à la charge de l'acheteur (500 000 € hors honoraires), well condominium(3 lots in the condominium), aucune procédure en cours, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)

Document non contractuel - 30/04/2024

**TRANSACTION - LOCATION – GESTION**

**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