

410 000 €

**Immeuble for sale**

**Surface : 185 m<sup>2</sup>**

**Year of construction : 1940**

**Indoor condition : normal**

**Benefits :**

double glazing

**Climate class : B**



### Immeuble ref. 804V479A Gardanne

GARDANNE - 13120 - Exclusive. Profitable building ideally located in the heart of the city. It consists on the ground floor of a 50m<sup>2</sup> business rented for €850/month, a 30m<sup>2</sup> one-room apartment rented for €470/month, a 46m<sup>2</sup> one-room apartment rented for €512/month, and on the top floor of a T3 apartment of 60m<sup>2</sup> currently available (recently rented for €720/month). Total rents 2552 euros monthly. Good condition. Stairwell under renovation and delivered completed. Prime location.

Fees and charges :

410 000 € fees included

Document non contractuel

20/05/2024 - Prix T.T.C