

# Bandol

## IMMOBILIER

€ 78 000

### Buying apartment

2 rooms

Surface : 33 m<sup>2</sup>

Surface of the living : 11 m<sup>2</sup>

Year of construction : 1970

View : Jardin

Hot water : Individuelle gaz

Building condition : good

Amenities :

double glazing, Terrasse, gated

1 bedroom

1 shower

1 cellar

Energy class (dpe) : F

Emission of greenhouse gases (ges) : G

Fees and charges :

Annual current expenses 705 €

Well condominium

397 lots in the condominium 78 000 € fees included

21/05/2024 - Prix T.T.C



### Apartment Toulon

Rented duplex profitability of 5.8%! This 30 m<sup>2</sup> ground floor apartment is located in a residence with collective parking and caretaker. A stone's throw from line 1, a supermarket and close to all amenities. This T2 is composed of a living room with open kitchen on the ground floor, a bedroom with alcove and a bathroom with WC on the first floor as well as a cellar. It is through, benefits from double glazing, collective heating provided by a recent gas and condensing boiler, low charges including €555.29 rental charges. The tenant has been in place since May 1, 1994, the rent excluding charges is €380. The co-ownership is made up of 397 lots, including 163 apartments, four businesses and the caretaker's lodge; no alert or legal recovery procedure in progress. The amount of charges for the apartment and the cellar amounts to €704.97 per year. The DPE was established on January 29, 2024. The sale price is €78,000, agency fees are the responsibility of the seller. For further information contact Antoine Taillardat 06 03 97 64 88 Commercial agent RSAC 380 178 011 Ref. : 501V47280A - Mandat n°12809



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