

# Bandol IMMOBILIER

Price on request

**Buying apartment**

**1 room**

**Surface : 8 m<sup>2</sup>**

**Surface of the living : 54 m<sup>2</sup>**

**Year of construction : 1900**

**Exposition : Est ouest**

**Hot water : Individuelle électrique**

**Inner condition : excellent**

**Amenities :**

double glazing

1 bathroom

1 WC

**Energy class (dpe) : F**

**Emission of greenhouse gases  
(ges) : B**

**Fees and charges :**

Annual current expenses 1 392 €

Well condominium

9 lots in the condominium



## Apartment Toulon

TOULON-WEST – Furnished Studio, Sold Rented – Profitability 11% net . Located in the dynamic Pont du Las district, rue Michel de Bourges , discover this attic studio located on the top floor of a 1900 building. Surface area: 62.6 m<sup>2</sup> floor area (8.8 m<sup>2</sup> Carrez law) Completely renovated in 2024 Currently rented furnished (one-year lease) at €560 CC/month Serious tenant in place No work required This property offers a large, bright living room with an open, fitted and equipped kitchen, as well as a shower room with WC and laundry area. Excellent profitability: 11% net Possibility of renting parking for the year at the nearby Q-Park Delaune. Ideal for turnkey rental investment! THE KEYS TO THE SUN - BRUNET 04 94 00 56 56 Ref. : 501V47745A - Mandat n°13372

02/08/2025 - Prix T.T.C



Bandol Immobilier - 1 Rue Vincent Allègre - 83150 Bandol

Tél: 04 94 25 02 50 - bandol.immobilier@wanadoo.fr

RCS 449 334 978 SIRET 44933497800011 -

Document non contractuel - Barème de prix disponible sur notre site internet