

# Bandol IMMOBILIER

€ 302 000

**Buying maison de village**

**6 rooms**

**Surface : 152 m<sup>2</sup>**

**Surface of the living : 23 m<sup>2</sup>**

**Year of construction : 2002**

**Exposition : Est ouest**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : Tuiles**

**Amenities :**

calm, double glazing, Jardinet,

Balcon, Mezzanine, interphone, entrée

sécurisée pour l'étage

4 bedroom

3 showers

3 WC

**Energy class (dpe) : E**

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

**Fees and charges :**

302 000 € fees included

14/06/2025 - Prix T.T.C



## Maison de village Garéoult

**FOR SALE - Investment property in Garéoult (83136) Rare opportunity!** R + 2 village house consisting of 3 apartments sold rented, offering a gross profitability of 7.21% In a quiet location close to amenities, this single-owner village house measures 152 m<sup>2</sup> in total and is divided into three independent dual-aspect apartments. Sold rented, it offers good rental returns. It breaks down as follows: Ground floor: 1-bedroom apartment of approximately 50 m<sup>2</sup> with living room, open kitchen, shower room with toilet, bedroom and small landscaped garden of 20 m<sup>2</sup>. Rented for 635 euros (excl. tax) 1st floor: 50 m<sup>2</sup> one-bedroom apartment with living room, open kitchen, bathroom with toilet, bedroom, balcony. Rented for 599 euros (excl. VAT) 2nd floor: 2/3 room living room with mezzanine, open kitchen, shower room with toilet, bedroom. Rented for 580 euros excluding tax. Parking nearby. Take advantage of this solid investment opportunity, schedule your visit now! Contact Brignoles Sun Keys 0494371103 Ref. : 501V47233M - Mandat n°13293



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