

420 000 €

For sale building

5 rooms

Surface : 188 m²

Year of construction : Avant 1943

Exposition : Nord

View : Citadine

Hot water : Individuelle électrique

Inner condition : good

Standing : Immeuble de rapport

Building condition : good

Features :

Local commercial en RDC, Downtown

2 bedroom

1 terrace

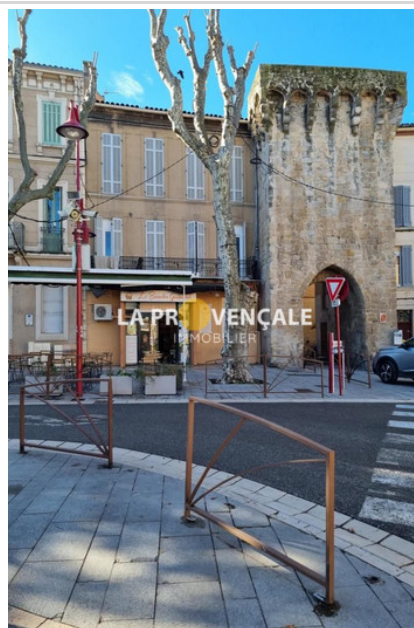
2 showers

2 WC

Legal information

420 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



Building T25113 Trets

INVESTMENT PROPERTY - 2 APARTMENTS + 1 COMMERCIAL UNIT - PREMIUM LOCATION Your agency La Provençale invites you to discover this well-maintained investment building featuring two apartments of approximately 60m² each and a 70m² commercial unit. Located on the outskirts of the town center, close to shops and schools, it enjoys excellent visibility. The building includes a retail space on the ground floor housing a bakery, which comprises a sales area, a workshop, and a storage room, currently rented for €1,127.50 plus charges. On the first floor, there is a spacious one-bedroom apartment of 60m² with a balcony, currently rented for €770 plus €10 charges. On the second floor, a 58m² one-bedroom apartment is rented for €799.25 plus €10 charges. Annual rental income amounts to €32,361, offering a yield of over 7.7%! This listing is sourced from the AMEPI Vallée de l'Arc database, of which the agency is a member.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B
Document non contractuel - 16/10/2025