



# LE PHARE DE PROVENCE



695 000 €

## Buying building

8 rooms

Surface : 160 m<sup>2</sup>

Year of construction : avant 48

Exposure : Ouest

View : Vue mer

Hot water : Individuelle

Indoor condition : to renovate

Building condition : good

3 bedroom

1 terrace

5 showers

5 WC

Energy class (old measure) : Unavailable

Climate class : Unavailable

Document non contractuel  
27/07/2024 - Prix T.T.C



## Building 1173 Marseille

MARSEILLE- 13002 Historic district of Le Panier. BUILDING OF 160M2 FOR SALE  
On the famous Place des Moulins. You are looking for a quality investment, in a privileged and highly coveted location. This investment may be right for you. We offer for sale a building consisting of 5 lots including 4 apartments and 1 commercial premises. So a T2 on the top floor with balcony and pretty sea view. The common areas have been renovated (facades, roof, framework, stairwell, restoration according to specifications defined by the design office) and can be consulted at the agency. 3 properties are currently rented, with old leases from 2001, 2012 and 2014 for an annual income of €14,207 excluding tax. 2 are empty with a potential annual income of €15,000. (Studio on the ground floor and T2 to renovate on the top floor). -Ideal product for someone looking for a main residence with exterior and sea view, premises to work in the DRC and rental income. - Very good future investment for investors with the possibility of renovating and improving rental income when the current occupants leave. - Ideal for tourist rental, the site is highly sought after by tourists. The vacant apartment on the ground floor and on the top floor will be able to offer excellent rental profitability. For any visit and

information contact HALIA FIOUANE, at 06137...  
lepharedeprovence.com  
Fees and charges  
695 000 € f



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