

*L'exception a un nom*

## Immeuble



réf. MOR243

**price : 504 000 euros HAI**

**dont 24 000 euros TTC**

**(honoraires agence)**

**area : 156 m<sup>2</sup>**

**number of pieces : 17**

discover this income property, ideally located just meters away from saint cado island and close to all amenities. offering exceptional potential for investment (yield rate 4.10%) in a highly touristic area or for conversion into a primary or secondary residence. with a total area of 152m<sup>2</sup>, it currently consists of 3 apartments: a duplex t3 of 90m<sup>2</sup> with its own access and a terrace of approximately 20m<sup>2</sup>, as well as two t2 apartments of 30 and 32m<sup>2</sup> each. the building is free from any occupation, providing total flexibility for the buyer. for more information, please contact christophe picarda at +33 7 66 62 09 02. \*the selling price is &?504,000 (agency fee included corresponding to 5.0% vat of ..

## You Advisor

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