



# LES CLÉS DU SOLEIL

Price on request

For sale apartment

2 rooms

Surface : 34 m<sup>2</sup>

Surface of the living : 19 m<sup>2</sup>

Year of construction : 1938

View : COURS

Hot water : Individuelle électrique

Inner condition : good

Building condition : good

Features :

double glazing

1 bedroom

1 shower

1 WC

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

09/10/2025 - Prix T.T.C



## Apartment 13458 Brignoles

For Sale – One-Bedroom Apartment – 34.64 m<sup>2</sup> – Brignoles (city center) -  
EXCLUSIVE OFFER In the heart of Brignoles, discover this charming one-bedroom apartment of 34.64 m<sup>2</sup> (Carrez law) located on the ground floor of a historic building (1850). Secure access through an inner courtyard. Currently rented for €490/month, it represents an ideal rental investment with an estimated net yield of approximately 6.25% (after charges and property tax, based on a purchase price of €77,000 fees included + notary fees). Layout: Living room with open kitchen: 19.20 m<sup>2</sup> - Bedroom: 8.54 m<sup>2</sup> Bathroom: 5.00 m<sup>2</sup> - Separate toilet: 1.90 m<sup>2</sup> - Charges and taxes: Highlights: Central location, close to shops and amenities Well maintained, secure access via inner courtyard - Perfect for investors (apartment already rented).  
For more information or to schedule a viewing, contact Les Clés du Soleil 04 94 37 11 03

Fees and charges :

Annual current expenses 120 €

Well condominium

5 lots in the condominium



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