



LES CLÉS DU SOLEIL

Price on request

For sale apartment

3 rooms

Surface : 67 m²

Surface of the living : 31 m²

Year of construction : 1930

View : Place st pierre

Hot water : Individuelle électrique

Inner condition : a refresh

Building condition : good

Features :

double glazing, fitted cupboard

2 bedroom

1 bathroom

1 WC

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

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



Apartment 13461 Brignoles

BRIGNOLES – Downtown – Exclusive Offer T3 Apartment – 67 m² Carrez – 1st and Top Floor- In the heart of Brignoles' historic center, discover exclusively this charming 67 m² Carrez T3 apartment located on the 1st and top floor of an old building (1850). Set in a quiet environment with secure access through an inner courtyard, it offers a pleasant living space just steps from shops and services. The apartment includes a living room, a separate kitchen, two bedrooms, and a bathroom with WC. It is currently rented out for €600 per month excluding charges, making it ideal for a secure rental investment. Annual charges are well controlled (around €360) and property tax is low (€326). Improvement works are estimated at only €5,000. Highlights: 1st and top floor – Well maintained – City center, amenities within walking distance Secure access via inner courtyard – Note: no cellar or private parking. A profitable investment – Sale price: Net annual rental income: €6,754 Net yield (including notary fees and improvements): ≈ 5.5% 04 94 37 11 03
LES CLES DU SOLEIL BRIGNOLES

Fees and charges :

Annual current expenses 240 €



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Code NAF 6831Z - SIRET 434 509 678 000 15 - Garantie financière : Sans perception de fonds - Document non contractuel - *prix F.A.I.