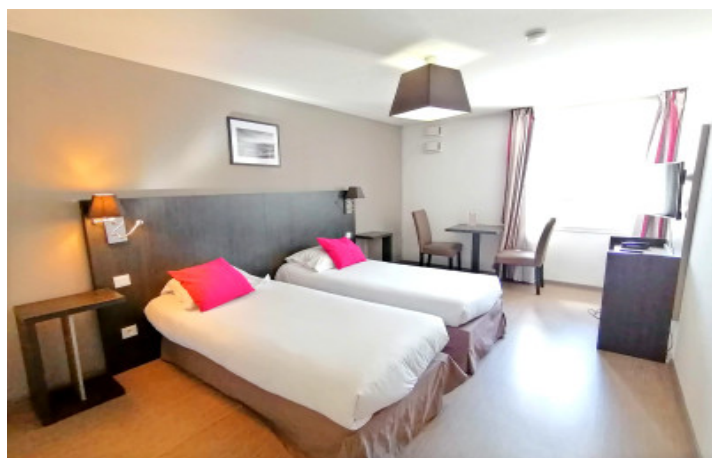
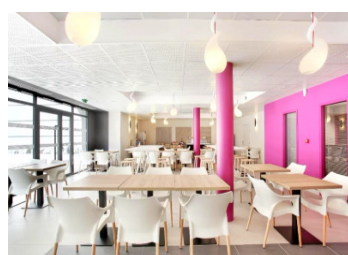


Rental investment opportunity, one bedroom flat in a serviced residence in the heart of Marseille



INFORMATION

Town:	Marseille 4e Arrondissement
Department:	Bouches-du-Rhône
Bed:	1
Bath:	1
Floor:	22 m2
Plot Size:	0 m2



IN BRIEF

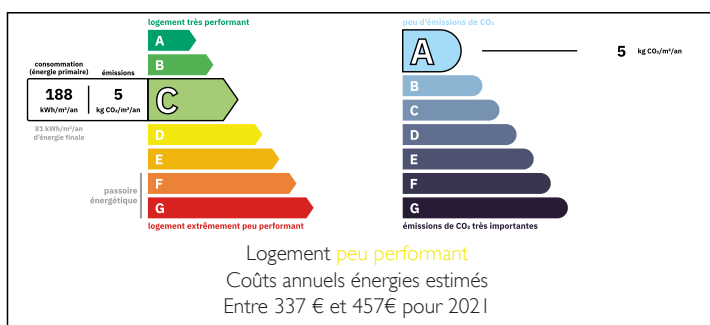
Great opportunity for a 5,5 % gross investment return with this one bedroom flat in a 3 stars residence service located the city center of Marseille, it's an ideal location to discover the numerous centers of interest of the city center of Marseilles and the many treasures of the Mediterranean coast and Provence. Its connections within walking distance to all the transport facilities (underground, tram, rail) and the wide range of services of the residence guaranty a very high occupancy rate.

Rental income: €351/month

Annual maintenance fees: €133

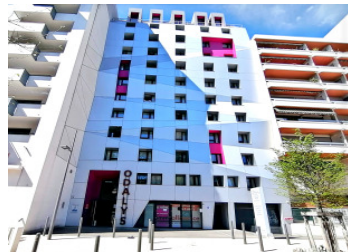
Property tax: €170

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

This one bedroom furnished apartment is composed of a 4 m2 hall with a small kitchen area, a 13 m2 bedroom and a 4m2 shower room with WC.

The kitchen is equipped with a 2-burner ceramic hob, a table top refrigerator and a combined micro-wave. The shower room is equipped with a glass shower screen door, a towel dryer and a hair dryer.

The flat is double glazed and equipped with reversible air-conditioning

The residence offers the following services : A laundry (with participation), an underground car park (with participation), free WIFI access, and air conditioning throughout the whole building.

The restaurant serves breakfast and other meals (for a fee).

Marseilles St Charles TGV railway station and the historic Harbour are only a few underground stops from the Apart Hotel allowing easy access to Aix en Provence, Cassis sea resort and the surrounding creeks.

LOCAL TAXES

Taxe foncière: 240 EUR

Co-owned building of 133 units
Provisional annual charges: 300€

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES