

Ref: A29195ASR13

Price: 76 000 EUR

agency fees to be paid by the seller

Apartment in a serviced residence in the heart of Marseille for rental investment, lease free in October 2025











INFORMATION

Town: Marseille 4e Arrondissement

0 m2

Department: Bouches-du-Rhône

Bed:

Bath:

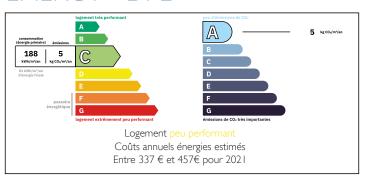
Floor: 22 m2

IN BRIEF

Plot Size:

Great opportunity for a 5,5 % investment return with this one bedroom flat in a 3 stars residence service located the city center of Marseille. You will also have the opportunity to opt out of the rental lease in october 2025 and manage the flat by yourself. 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

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.





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LOCAL TAXES

Taxe foncière: 240 EUR

Taxe habitation: EUR

NOTES

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.

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.

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