

**135 000 €**

**For sale apartment**

**3 rooms**

**Surface : 75 m²**

**Year of construction : 1970**

**View : Citadine**

**Hot water : Individuelle**

**Inner condition : good**

**Standing : residential**

**Features :**

lift, double glazing

2 bedroom

1 shower

1 WC

1 cellar



### Apartment 9178MF Draguignan

Ideal apartment for an investor: sold with tenant in place! For sale, a T3 apartment located in Draguignan, on the 7th floor of a building from 1970, equipped with an elevator. The apartment features double glazing. It includes an entrance with closets, a double living room opening onto the balcony, a fitted kitchen with a loggia, two bedrooms, a shower room, and a separate toilet. For your comfort, heating is central while the hot water is provided individually by an electric water heater. Finally, a cellar completes this property. The location is perfect, in a pleasant and quiet neighborhood close to all shops and services. Come discover this exclusive offer—you'll be charmed! Monthly rent excluding charges: 629.27 euros and 140 euros charges (central heating) Annual rent excluding charges: 7,551.24 euros Information on the risks related to this property is available on the Géorisques website <http://www.georisques.gouv.fr>

#### Legal information

135 000 €

Fees paid by the owner, well condominium (26 lots in the condominium), annual current expenses 3 120 € (260 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://www.georisques.gouv.fr).

Document non contractuel - 14/09/2025



Société d'exploitation de l'Agence Ferran – 24 avenue de la Gare 83720 TRANS en PROVENCE

RCS DRAGUIGNAN B 321 131 609 APE 6832A - FNAIM N° 5252 Montant du Capital social : 239584,30 €

Carte professionnelle portant les mentions : « Transactions sur immeubles et fonds de commerces, Gestion immobilière, Syndic de copropriété » numéro CPI 8302 2015 000 002 156 délivrée par la CCI du Var.

Numéro ORIAS : 24002286. Caisse de garantie : GALLIAN, 89 rue de la Boétie 75008 Paris, Client n° 110105 E Contrat n° GF0000001059.

RCP : COVEA RISKS N° 120137405 Numéro d'identification à la TVA : FR54321131609

Acceptant le règlement des sommes dues par chèques libellés à son nom en sa qualité de membre d'un centre de gestion agréé par l'administration fiscale