



# IMMO FRANCE SUD

€ 410 000

## Buying idéal investisseur

**Surface : 101 m<sup>2</sup>**

**Exposition : Est ouest**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : A moderniser**

**External condition : A rafraichir**

**Couverture : tiles**

### Amenities :

Bedroom on ground floor, double glazing

3 bedroom

1 terrace

3 showers

### Legal information

410 000 €

Fees paid by the owner, well condominium (5 lots in the condominium), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



## Idéal investisseur La Garde-Freinet

**Great Investment Opportunity – Charming Building in the Heart of La Garde-Freinet**

Located in the centre of the village, this building comprises three 1-bedroom apartments that could potentially be converted into stylish studio units—offering excellent rental or resale prospects after renovation. Layout: Ground floor:

Independent entrance to a 1-bedroom apartment (34.56 m<sup>2</sup>) with kitchenette,

shower, and toilet First floor: Separate entrance via staircase leading to another 1-

bedroom apartment (32.37 m<sup>2</sup>) with kitchenette, shower, and toilet Second floor:

Third 1-bedroom apartment (33.91 m<sup>2</sup>) with kitchenette, shower, and toilet Third

floor: Rooftop terrace (12 m<sup>2</sup>) with lovely views over the village and the surrounding

hills. The building requires some refreshing, but it stands out as a characterful

property in a prime location. Its layout and central setting make it a very promising

investment project—whether you're considering seasonal rentals, long-term

leasing, or a future resale after renovation. Ref. : 947V28M - Mandat n°2025-51

02/05/2025 - Prix T.T.C



SAS Immo France Sud - 34 Rue Saint-Jacques - 83680 La Garde-Freinet

Tél : +33 4 94 79 92 93 - [info@immofrancesud.com](mailto:info@immofrancesud.com)

Mob.: +33 6 18 74 17 37 - [patricia@immofrancesud.com](mailto:patricia@immofrancesud.com)

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