



## House 3 bedroom(s) for sale

### اطلاعات مشاور املاک

Patrick Gibbins	نام:
Artaxa Immo Sarl	نام شرکت:
France	کشور:
2008	Experience since:
Selling a Property	نوع خدمات:
Specialties:	
Apartments, Houses	Property Type:
	تلفن ثابت:
French	Languages:
	وب سایت:



### توضیحات آگهی

فروش  
EUR 260,000

آگهی برای:  
قیمت:

### اطلاعات مکانی

France  
Occitanie  
Saint-Andre-de-Sangonis  
34725  
2024/12/17

کشور:  
استان:  
شهر:  
کد پستی:  
تاریخ آگهی:  
توضیحات:

### Building for Sale in Saint-Andre-de-Sangonis - Investor Opportunity!

Don't miss out! This fully rented building with no co-ownership offers attractive rental income.

- **Ground Floor** : Tobacco/Press shop (commercial lease) - €453/month excluding charges
- **1st Floor** : Spacious and bright 2-bedroom apartment (T3) - €580/month excluding charges
- **2nd Floor** : Charming 1-bedroom apartment (T2) with mezzanine and sunny terrace - €600/month excluding charges

Everything is already rented to stable and reliable tenants!

: €19,596 **Annual rental income**

: 7.54% **Estimated gross rental yield**

.€260,000 Asking price:

Perfect for an immediate turnkey investment with great returns from day one!



# IMLIX

بازار املاک و مستغلات IMLIX  
<https://www.imlix.com/fa/>

**Don't let this opportunity slip away!**

Legal Mentions (in French) : Honoraires a la charge du vendeur.  
Les informations sur les risques auxquels ce bien est expose sont disponibles sur le site Georisques :  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr) .

1900

ساخته:

## اطلاعات عمومی

3

اتاق خواب:

2

اتاق خواب:

3

1/2 baths:

110 متر

فوت مربع تمام شده:

## Room details

4

Total rooms:

## Lease terms

Date Available:

## Contact information

IX6.509.833

IMLIX ID:

