



House 3 bedroom(s) for sale



Information de l'agent

Nom:	Patrick Gibbins
Nom de compagnie:	Artaxa Immo Sarl
Pays:	France
Expérience since:	2008
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	
Languages:	French
Site web:	

Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 260,000

Location

Pays:	France
État/Région/Province:	Occitanie
Ville:	Saint-Andre-de-Sangonis
Indicatif régional:	34725
Soumis:	17/12/2024

Description:

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!

Annual rental income: €19,596

Estimated gross rental yield: 7.54%



Asking price: €260,000.

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

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 .

Année: 1900

Commun

Chambres: 3
Salle de bains: 2
1/2 baths: 3
Pied carré fini: 110 m²

Room details

Total rooms: 4

Lease terms

Date Available:

Contact information

IMLIX ID: IX6.509.833

