



House 3 bedroom(s) for sale



Informazioni sull'Agente

Nome:	Patrick Gibbins
Nome della ditta:	Artaxa Immo Sarl
Nazione:	France
Experience since:	2008
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefono:	
Languages:	French
Sito web:	

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 260,000

Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Città:	Saint-Andre-de-Sangonis
Cap:	34725
Pubblicato:	17/12/2024

Descrizione:

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 .

Costruito: 1900

Comune

Camere da letto: 3

Bagni: 2

1/2 baths: 3

Finito piedi quadrati: 110 mq

Room details

Total rooms: 4

Lease terms

Date Available:

Contact information

IMLIX ID: IX6.509.833

