



## House 3 bedroom(s) for sale



### Agent Info

Naam:	Patrick Gibbins
Bedrijfsnaam:	Artaxa Immo Sarl
Mislampen:	France
Experience since:	2008
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefoon:	
Languages:	French
Website:	

### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 260,000

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Plaats:	Saint-Andre-de-Sangonis
Postcode:	34725
Geplaatst:	17-12-2024
Omschrijving:	

### 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](http://www.georisques.gouv.fr) .

Gebouwd: 1900

### **Algemeen**

Slaapkamers: 3  
Badkamers: 2  
1/2 baths: 3  
Afgewerkte vierkante meter: 110 m<sup>2</sup>

### **Room details**

Total rooms: 4

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX6.509.833

