



## House 3 bedroom(s) for sale



### Informações do Revendedor

Name:	Patrick Gibbins
Nome da Empresa:	Artaxa Immo Sarl
País:	França
Experience since:	2008
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefone:	
Languages:	French
Website:	

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	EUR 260,000

### Localização

Country:	França
State/Region/Province:	Occitanie
Cidade:	Saint-Andre-de-Sangonis
CEP:	34725
Adicionado:	17/12/2024

Informação adicional:

### 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%



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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) .

Construído: 1900

### **Comum**

Quartos de dormir: 3  
Banheiro: 2  
1/2 baths: 3  
Pés quadrados acabados: 110 m<sup>2</sup>

### **Room details**

Total rooms: 4

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX6.509.833

