



## House 3 bedroom(s) for sale



### Emlakçı Bilgisi

İsim:	Patrick Gibbins
Şirket Adı:	Artaxa Immo Sarl
Ülke:	France
Experience since:	2008
Hizmet tipi:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefon:	
Languages:	French
Web sitesi:	

### İlan Detayları

İçin mülk:	Satılık
Fiyat:	EUR 260,000

### Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Occitanie
Şehir/İlçe:	Saint-Andre-de-Sangonis
Posta kodu:	34725
Yayımlandı:	17.12.2024
Açıklama:	

### 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) .

Yıl: 1900

## Genel Bilgiler

Yatak odası: 3  
Banyo: 2  
1/2 baths: 3  
Bitmiş metrekare: 110 m2

## Room details

Total rooms: 4

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.509.833

