

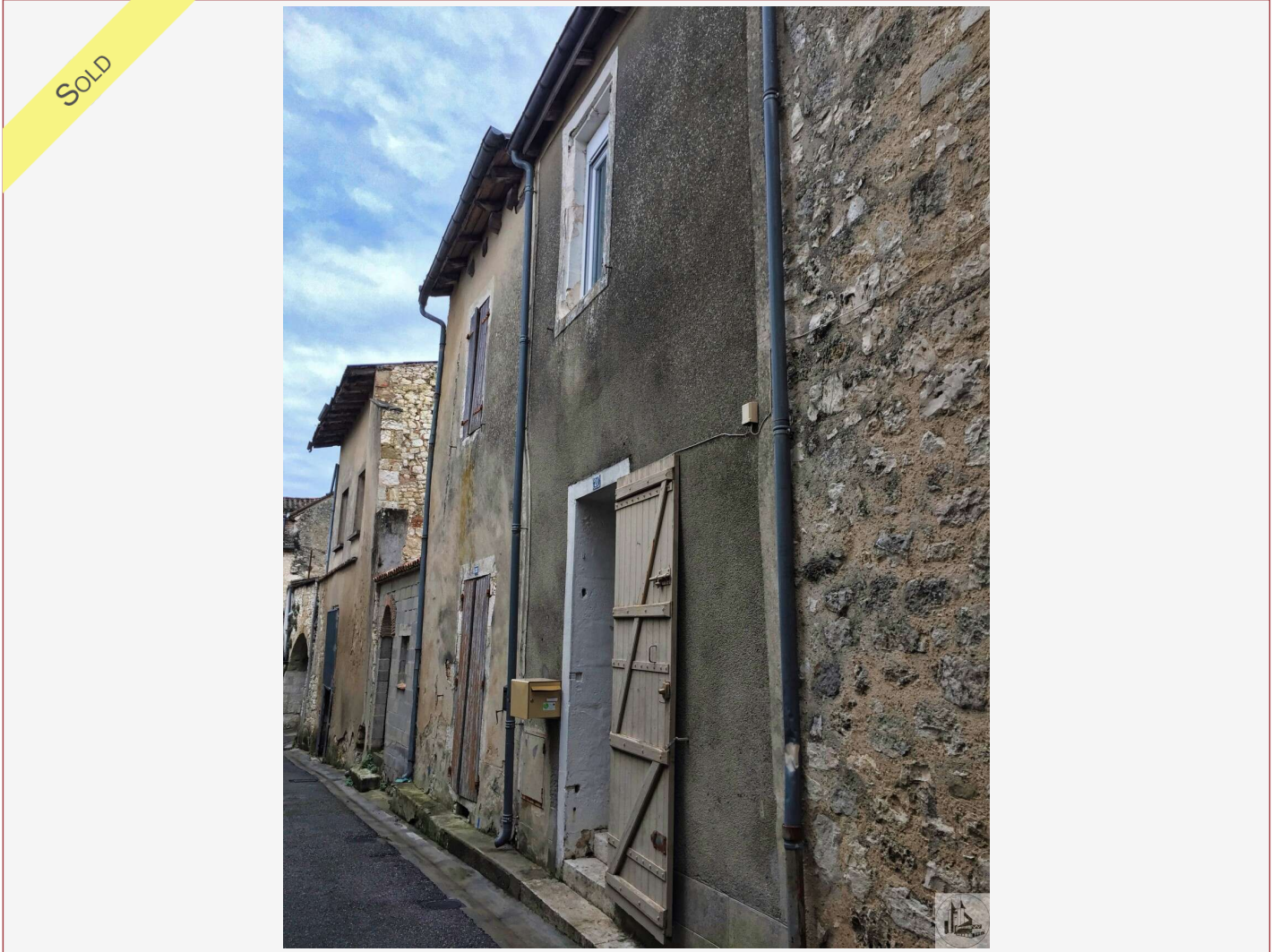


# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 4524

• Building - Castillonnès •



## DETAILS

**Land surface:** 0 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 2

**Type of heating:** Electric

**Drainage/sewage:** Not specified

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** Not specified

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

Ideal Investor ! Investment property comprising 3 lots, two of which are currently rented, an apartment and a commercial building and a second apartment to finish to renovate.

160 m<sup>2</sup> living

No field

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

83 000 €

Agency fees: 10,7 % VAT included\*

Price without fees: 75 000 €

\*The agency fees are entirely at the cost of the purchaser



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°4524 •

Building of report composed of 3 lots:

1) A commercial premise rented currently for a monthly rent of 486 euros with 7 euros of costs for water (lease 3-6-9 renewed in 2019)

2) A duplex of approximately 100m<sup>2</sup> livable including :  
- entrance hall with access door to cellar and wooden staircase leading to the first floor,  
- first floor : hallway, shower room with double sinks and water supply to the washing machine, w. c, independent kitchen equipped opened, living room with balcony,  
- second floor : corridor serving 3 rooms.  
Current rent : 430 € plus 30 € of loads for the water.

3) A studio of about 35m<sup>2</sup> of habitable space comprising :  
- the ground floor of what to do a bathroom and a bedroom, stairs leading to the first floor (the ground floor remains to be renovated)  
- upstairs living room with fireplace, parquet floor  
Can be rented : € 300

Miscellaneous :

- Property tax 930 euros
- electric heating
- everything in the sewer

