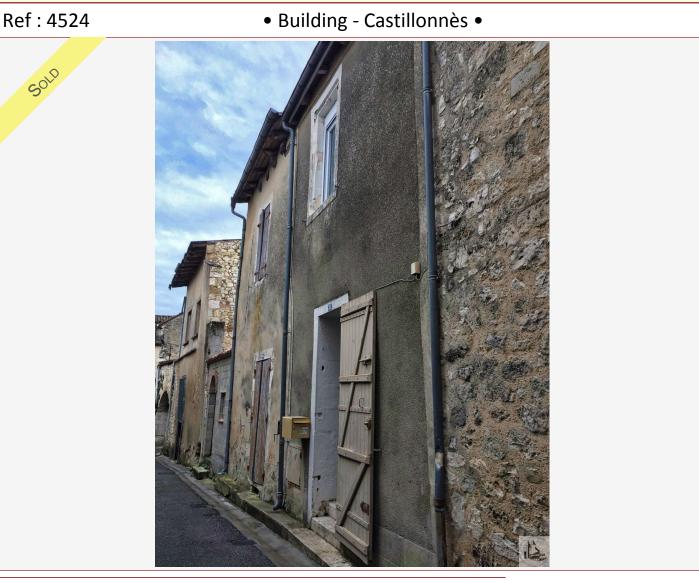


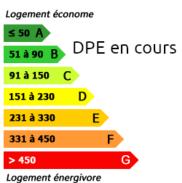
Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960



DETAILS

Land surface: 0 m² 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



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 m² living

No field

Non-binding document

- 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

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• 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 2 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 35m2 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 : ${\ensuremath{\in}}$ 300

Miscellaneous :

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









