



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7513

• House - Villeréal •



## DETAILS

**Land surface:** 1100 m<sup>2</sup>

**Number of bedrooms:** 11

**Number of levels:** 1

**Type of heating:** Gas

**Drainage/sewage:** Septic tank

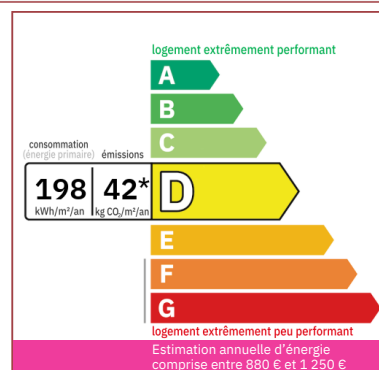
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** No

**Built:** Not specified



Ideal investor, investment property with 5 lots, dwellings, all rented, 25080 € of annual report to be 8% profitability (excluding agency fees)

484 m<sup>2</sup> living

1 100 m<sup>2</sup>

Non-binding document

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

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Price fees included

441 000 €

Agency fees: 5 % VAT included\*

Price without fees: 420 000 €

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





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## • Description ref n°7513 •

Building report with 5 Lots rented garages.

Lot 1: living Area of 67 m<sup>2</sup>, duplex with private garage. With a fully equipped kitchen with stay, 2 rooms, a bathroom, 2 WC. Gas central heating, double glazing, private garage with electricity. Outer court of the two sides of the building. Rented 360 €/month (excluding charges).

Lot 2: habitable Surface of 135 m<sup>2</sup> on two levels with private garage. With a fully equipped kitchen with living room, 3 bedrooms, a pantry, a bathroom, WC. Gas central heating, double glazing, private garage with electricity. Outer court of the two sides of the building. Rented 460 €/month (excluding charges).

Lot 3: living Area of 67 m<sup>2</sup>, duplex with private garage. With a fully equipped kitchen with stay, 2 rooms, a bathroom, 2 WC. Gas central heating, double glazing, private garage with electricity. Outer court of the two sides of the building. Rented 360 €/month (excluding charges).

Lot 4: living Area of 67 m<sup>2</sup>, duplex with private garage. With a fully equipped kitchen with stay, 2 rooms, a bathroom, 2 WC. Gas central heating, double glazing, private garage with electricity. Outer court of the two sides of the building. Rented 360 €/month (excluding charges).

Lot 5: a livable Surface of 148 m<sup>2</sup> on two levels with private garage. With a large fully equipped kitchen with a large living room, 3 large bedrooms, a laundry room, a bathroom, 2 WC. Gas central heating, double glazing, private garage with electricity. Outer court of the two sides of the building. Rented 550 €/month (excluding charges).

Quiet and peaceful location a 5-minute drive from Villeréal. Old building of character renovated with taste and in perfect state.

