



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8492

• House - Villeréal •



DETAILS

Land surface: 1100 m²

Number of bedrooms: 11

Number of levels: 1

Type of heating: Gas

Drainage/sewage: Septic tank

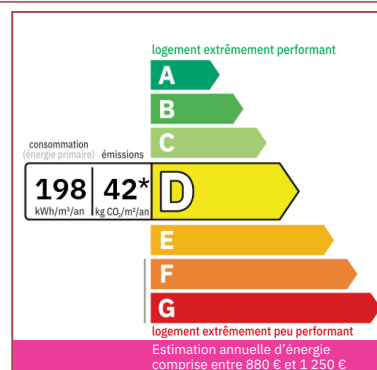
Swimming pool: No

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 m² living

1 100 m²

Non-binding document

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

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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Building report with 5 Lots rented garages.

Lot 1: living Area of 67 m2, 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 m2 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 m2, 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 m2, 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 m2 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.

