

300 000 €

Contact agency

Agence de la Source

24 Boulevard Alexandre III

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For sale appartement de caractère

7 rooms

Surface : 153 m<sup>2</sup>

Surface of the living : 26 m<sup>2</sup>

Year of construction : 1900

Exposition : Est ouest

View : Citadine

Hot water : Individuelle

Inner condition : to renovate

Standing : OLD

Building condition : GOOD

Features :

Local commercial 31m<sup>2</sup>, Cave 26m<sup>2</sup>, Atelier 20m<sup>2</sup>, Cour et auvent 90m<sup>2</sup>, Abri extérieur 10m<sup>2</sup>, CALM

3 bedroom

1 terrace

1 bathroom

3 WC

1 parking

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel

09/03/2025 - Prix T.T.C



## Appartement de caractère 2524 Brignoles

In the heart of the historic center of Brignoles in a calm and residential environment only 100m from Place Caramy, Duplex crossing of 153m<sup>2</sup> to renovate in a small town building composed of 5 lots with East and West exposures: -On the ground floor, carport and small garden of approximately 90m<sup>2</sup>, a beautiful workshop of 20m<sup>2</sup>, toilet, living room, kitchen, storage and a beautiful commercial premises of 31.20m<sup>2</sup> overlooking rue Barbaroux on the same level and with a beautiful and large vaulted cellar. -Upstairs with access via rue Barbaroux and communicating with the ground floor by a beautiful staircase, a 4-room apartment with spacious living room, kitchen to be fitted out, bathroom, 2 large bedrooms, office, toilet, storage. Very good opportunity for this property with great potential and ideal for a family in mixed residential and professional use (Commerce, office, crafts, liberal profession, etc.).

Fees and charges :

Annual current expenses 1 440 €

Well condominium

5 lots in the condominium 300 000 € agency fees 5,67% à the responsibility of the buyer included

