

260 000 €

Contact agency

**Immonature**

16 rue Biron

34190 GANGES

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For sale ideal investor

3 rooms

Surface : 115 m<sup>2</sup>

Exposition : Est ouest

View : Rivière

Hot water : Electrique

Inner condition : renovated

External condition : GOOD

Couverture : tiling

Features :

River, Baignades, double glazing, vue sur rivière, balcony

3 bedroom

3 showers

3 WC

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

20/10/2024 - Prix T.T.C



### Ideal investor 2449 Laroque

Investment building comprising 3 T2 apartments (1 of 35m<sup>2</sup> and 2 of 40m<sup>2</sup>), one of which has a balcony overlooking a beautiful open/river view with cellar on the ground floor. Electric heating. Possible rental report 1500€/month. Beautiful location with swimming nearby. year-round or seasonal rental.

Fees and charges :

260 000 € fees included

