

170 000 €

Contact agency

CAP Immobilier

Zone Commerciale Cap Roussillon - Rue Henri

Chrétien

66600 Rivesaltes

04 12 05 75 90 / contact@capimmo66.fr

For sale townhouse

5 rooms

Surface : 108 m<sup>2</sup>

Surface of the living : 39 m<sup>2</sup>

View : Citadine

Hot water : Electrique

Inner condition : excellent

External condition : GOOD

Couverture : tiling

Features :

double glazing, Laundry room, CALM

4 bedroom

1 shower

2 WC

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel



## Townhouse 465 Cambrai

For sale large Cambraisienne in the city center of Cambrai. Semi-detached town house on both sides, completely renovated in 2018 with roof redone and facade renovated in 2021, ideally located close to shops, schools and all amenities. This house offers generous volumes and a pleasant living environment. On the ground floor a spacious living room, an open kitchen, a separate toilet, a laundry room, access to an outdoor courtyard and a cellar. On the first floor two bedrooms, a bathroom with WC On the second floor two additional bedrooms House equipped with double-glazed windows and manual shutters in all rooms. No garage or private parking but easy parking in front of the house with public parking nearby. Currently rented, the tenant is actively looking for a property and will remain in place until April 2026 unless he finds accommodation before this date. A rare property in the city center, ideal for a family or a rental investment. For more information or to organize a visit, contact us.

Fees and charges :

170 000 € fees included

