

149 600 €

**Contact agency**

**Jerome Fouret Immobilier**

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19300 Egletons

05.55.20.10.20 / contact@jeromefouret.com

**For sale ideal investor**

**Surface : 150 m<sup>2</sup>**

**Surface of the land : 280 m<sup>2</sup>**

**External condition : GOOD**

**Couverture : slate**

**Features :**

stones, Dépendance aménageable, double glazing, CALM

4 bedroom

3 showers

3 WC

1 cellar

**Energy class (dpe) : E**

**Emission of greenhouse gases (ges) : B**



**Ideal investor 2168 Neuvic**

Very beautiful building located in the city center, completely renovated with a view to rental. 3 apartments with 2 T2s and a T3 duplex. Double glazing, good insulation, heat pump heating. Rental report 480+350+362 gross monthly. Adjoining outbuilding: 50m<sup>2</sup> workshop overlooking the residence's garden. This is an exceptionally well maintained building.

**Fees and charges :**

149 600 € agency fees 6,42% à the responsibility of the buyer included

Document non contractuel

28/02/2025 - Prix T.T.C

