

295 000 €

Contact agency

Capsud Immo

55, allée de la république

34410 Sérignan

04 67 32 97 01 /

capsudimmo.sérignan@gmail.com

For sale ideal investor

8 rooms

Surface : 168 m<sup>2</sup>

Year of construction : 1900

Hot water : Electrique

External condition : GOOD

Couverture : tiling

Features :

2 KITCHENS, balcony, Poêle à granule,  
double glazing

6 bedroom

1 terrace

2 bathrooms

2 WC

1 garage

1 cellar



### Ideal investor S24070 Sérignan

Sérignan Investor. Single-owner house in the heart of the village comprising 2 type 3 apartments, 2 garages, cellar and 1 studio. On the ground floor, the studio which needs to be completely renovated and fitted out. On the first floor, a first T3 with separate living room kitchen, bathroom and separate toilet. Double glazing, pellet stove, air conditioning and working fireplace. On the second floor, the second T3 with separate living room kitchen, bathroom and separate toilet. Double glazing, pellet stove, air conditioning, working fireplace and a terrace. On the ground floor, the 2 garages can accommodate several vehicles. The 2 apartments are currently rented, for a rental income of €1,300.00/month, the garages and the studio to be converted are not taken into account in the current rental income.

Fees and charges :

295 000 € fees included

Document non contractuel

