

€ 351 000

**Buying ideal investor**

**10 rooms**

**Surface : 267 m<sup>2</sup>**

**Surface of the land : 105 m<sup>2</sup>**

**Year of construction : 1900**

**Exposition : Sud nord**

**View : Citadine**

**Hot water : Electrique**

**External condition : good**

**Couverture : tiles**

**Amenities :**

double glazing

6 bedroom

5 showers

6 WC

1 cellar

**Energy class (dpe) : D**

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

**Fees and charges :**

351 000 € fees included

18/05/2024 - Prix T.T.C



### Ideal investor Apt

Luberon Le Seuil Immobilier is proud to present this unique opportunity in the heart of the city of Apt. This investment property offers an ideal configuration, with commercial premises on the ground floor, a cellar in the basement and a storage room on the first floor, currently rented. On the first floor, a T1 apartment is also rented, while on the second floor, an unrented studio and a T2 apartment are also rented. In addition, this property offers additional potential with spaces to exploit: on the third, fourth and fifth floor, a T4 apartment is unrented, thus offering the possibility of further enhancing this investment. Don't miss this exceptional opportunity to acquire a building offering both rental yield and optimization potential. Contact us today to arrange a viewing. Ref. : 823V138M - Mandat n°02109\*



Cabinet Le Seuil Immobilier



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