

€ 300 000

**Buying ideal investor**

**12 rooms**

**Surface : 350 m<sup>2</sup>**

**Surface of the land : 155 m<sup>2</sup>**

**Year of construction : 1900**

**Exposition : Sud nord**

**View : Citadine**

**External condition : good**

**Couverture : tiles**

**Energy class (dpe) : E**

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

**Fees and charges :**

300 000 € agency fees 3,33% à the  
responsibility of the buyer included



### Ideal investor Apt

Le Seuil Immobilier presents for sale a 3-story apartment building for residential and commercial use, located in the immediate vicinity of APT town center, measuring approximately 350m<sup>2</sup>. It consists of two buildings, the first building consisting of a renovated commercial space on the ground floor. A shared entrance provides access to the upper floors. On the first floor, a newly renovated two-bedroom apartment, rented for €580 + €20. On the second floor, a newly renovated two-bedroom apartment, rented for €600 + €10. On the third floor, a one-bedroom apartment rented for €330 and an unrented one-bedroom apartment. There is a cellar in the basement. The second building consists of a large commercial space on the ground floor, with a two-story shed at the back of the courtyard, totaling approximately 76m<sup>2</sup>. The roof and framework are recent. Visit without delay. Ref. : 823V176M - Mandat n°2155

03/07/2025 - Prix T.T.C



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