

€ 315 000

**Buying idéal investisseur**

**10 rooms**

**Surface : 216 m<sup>2</sup>**

**Surface of the land : 381 m<sup>2</sup>**

**Year of construction : 1948**

**Hot water : Gaz**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**Amenities :**

double glazing

6 bedroom

1 terrace

6 bathrooms

6 WC

4 parkings

1 cellar

**Energy class (dpe) : D**

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

**Fees and charges :**

315 000 € fees included

13/04/2024 - Prix T.T.C



### Idéal investisseur Apt

Le Seuil Immobilier offers for sale a yield building comprising four rental apartments: a studio of 19 m<sup>2</sup>, a T1 of 39.6 m<sup>2</sup>, as well as two T4s of 75 m<sup>2</sup> and 73 m<sup>2</sup>. A studio on the ground floor and a T4 on the second floor are currently rented. Ideally located near the city center and schools, this building offers a well-thought-out configuration. The distribution of accommodation inside the building is as follows: on the ground floor, a studio and a T1, on the first floor, a T4, and on the second floor, another T4. A common garden is accessible to all occupants, adding significant value to the property. This opportunity represents an attractive and stable investment, in line with the needs of the local real estate market. Virtual tour on request. Information on the risks to which this property is exposed is available on the Géorisks website: [georisks.gouv.fr](https://georisks.gouv.fr) Ref. : 823V130M - Mandat n°2102



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