

149 460 €

Buying idéal investisseur

3 rooms

Surface : 49 m²

Hot water : Electrique

Inner condition : Good

External condition : Good

Couverture : Tiling

Features :

Double Glazing

1 bedroom

1 shower

2 WC

Energy class (dpe) : B

Emission of greenhouse gases (ges) : A

Document non contractuel

24/06/2025 - Prix T.T.C



Idéal investisseur 279 Marsillargues

INVESTMENT PROPERTY - EXCLUSIVE - SPECIAL INVESTOR - SALE - 2-LOT BUILDING - MARSILLARGUES-HERAULT- Very well located, 2 steps from the shops, sunny and benefiting from great parking facilities, this small building in excellent condition is made up of two lots: On the ground floor: a room rented for 10 years for use as a professional office of approximately 22 m² with toilets. DPE: B GES: A On the 1st floor: a 28 m² apartment rented furnished including a fitted kitchen open to the living room, a small independent bedroom, a shower room with toilet. DPE: C GES: A Monthly income 803.68 € Property tax €1,250 Roof revised Attic insulation New air conditioning upstairs Electricity redone New kitchen and bathroom Paintings redone in both lots Perfect for a first investment with peace of mind and no surprises. Marsillargues between Nîmes and Montpellier, 15 minutes from the beaches of La Grande Motte Sylvia Rouvière Real Estate Profil Marsillargues 06 76 96 99 84 Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr announces: Date of completion of the diagnosis: 04/15/2025 The fees are the responsibility of the seller



Profil Immobilier - 23 rue Marcel Mauméjean - 34590 MARSILLARGUES

Tél: 06 76 96 99 84 - rouviere.sylvia@orange.fr - www.profil-immobilier.fr

Carte professionnelle n° 3402 2018 000 028 974 délivrée par la CCI de l'Hérault - RCS 801186784

SIRET 80118678400014 - Garantie financière : SOCAF 110 000€ - Document non contractuel