



Investment building

AMELIE LES BAINS PALALDA (66)

109 500 €*

* Agency fees to be paid by the seller



195 m²



17 pièce(s)

PROPERTY DESCRIPTION

Exclusively, I offer you this building to renovate with 195 m² floor space (Carrez law 152 m²), ideally located in the heart of the spa resort, close to the shopping street, the tourist office and the Town Hall, land at the rear. This building built on 4 levels is made up of 4 apartments: T1 30 m² on the ground floor and 3 T2 upstairs, including 2 through. Renting requires energy and structural renovation work (insulation, electricity, plumbing, painting) in accordance with the general DPE, classified F in 2023 - energy audit carried out. As a reminder: since April 1, 2023, owners of properties classified F and G following completion of the DPE will have to have an energy audit carried out before being put up for sale. This audit must include a general inventory of the property, an estimate of its performance and work proposals aimed at upgrading the property to class C. This observation must be accompanied by an estimate of energy savings and that of the amount of work to be carried out and the impact of this on the energy bill. Decree No. 2022-780 of May 4, 2022. Possible gross profitability of 8 to 10% after work for investors with numerous possibilities: Land deficit (new system 2024-25) LMNP, sale by piecemeal. Sale due to inheritance following the death of the manager of the SCI Fees are the responsibility of the seller. Housing with excessive energy consumption: class F

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

**** ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



Patricia GUISNET

**ARGELES-SUR-MER
(66700)**

Agent

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 822016

Property type Investment building

View Vue sur Montagne, sur Rivière, sur Ville

SURFACES

Living space 195 m²

Surface Carrez Law 195 m²

Land surface 175 m²

COMPOSITION

Number of rooms 17

DPE/GES

DPE 418

GES 14

APPENDIX

Videophone Non



CAPIFRANCE
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
CS 70058 34 473 Pérols Cedex
RCS de Montpellier n° 441 338 985
SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle