



Village house

VILLEFRANCHE DE CONFLENT (66)

179 000 €*

* Agency fees to be paid by the seller



105 m²



10 pièce(s)



4 chambre(s)

PROPERTY DESCRIPTION

Come and discover this house and/or investment property ideal for investors, family and/or professional projects, located between the sea and the mountains, in the fortified village of Villefranche de Conflent. In the heart of this medieval city listed as a UNESCO World Heritage Site, the high two-storey house on the ground floor offers you very good value with 2 three-room apartments and a large commercial space. On the ground floor, a beautiful commercial space with a total area of 70m² with main room, three storage rooms at the back, wc and access to the terrace. The local is free recently, recently used as a Pizzeria and rented 1200€/month. A separate entrance then takes you upstairs with, on the first, a 3-bedroom apartment with an area of 50m² to renovate and free of occupancy, on the second, a 3-bedroom apartment of 55m² currently rented for 400€/month. Tourist stage of the Pyrenees Orientales which has become essential, 40 minutes from the sea and the ski resorts ensuring you a good profitability. Property tax 1166€. Feel free to contact me for more information. Les honoraires sont à la charge du vendeur.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. fr](http://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!



Julia DESCOMBAS

**CORNEILLA-DE-
CONFLENT (66820)**

Agent

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 811357

Property type Village house

SURFACES

Living space 105 m²

COMPOSITION

Number of rooms 10

Number of bedrooms 4

Toilets count 3

Washrooms 2

Terrace 1

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