



House

LE RETAIL (79)

40 000 €



62 m²



2 pièce(s)



1 chambre(s)

PROPERTY DESCRIPTION

THE RETAIL, cocooning T2 house, comprising on the ground floor a living room equipped with a 2022 wood stove (installation to standards in granite fireplace), with kitchen area, exposed stone wall, bathroom with toilet. Upstairs: two rooms including a bedroom, separated by a partition that can be modified or removed. The structural work is in excellent condition. Enclosed courtyard in front, wooded plot, 20 m away, which can be partly transformed into a vegetable garden. Located at the end of a village, this place will provide you with peace and quiet - In total: Land of 754.00 m². Individual sanitation must be brought up to standard. Tenant in place for 8 1/2 years. Initially ideal investor. Les honoraires d'agence sont à la charge de l'acquéreur, soit 14,29% TTC du prix hors honoraires. 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!



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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 820071

Property type House

Year of construction 1900

Exposure E-W

SURFACES

Living space 62 m²

Living room surface 30 m²

Land surface 754 m²

COMPOSITION

Number of rooms 2

Number of bedrooms 1

Toilets count 1

Washrooms 1

DPE/GES

DPE 307

GES 9

APPENDIX

Parking extérieur

Parking space 1

Videophone Non

SERVICES

Kitchen coin cuisine



CAPIFRANCE
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
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SAS au capital de 100.000 euros

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