



Investment building

LEXY (54)

332 800 €



270 m²



13 pièce(s)

PROPERTY DESCRIPTION

Lucie LE GOUAS from Capifrance offers this beautiful building composed of 3 large apartments with private entrances, available for occupation, ideally located in the highly sought-after town of LEXY.

On the ground floor, there is a bright and spacious 93m² apartment that can be transformed into a shop. The entrance leads to the bathroom, separate toilet, a beautiful living room of about 50m², 2 bedrooms, and private access to its cellar. An attached garage is included.

On the first floor, there is a 109m² apartment. The entrance leads to a beautiful living room of over 40m² with a kitchen area, 3 bedrooms, and a bathroom. A cellar completes this accommodation.

On the second and last attic floor, the 70m² Carrez law apartment consists of an entrance, a bathroom, two bedrooms, and a beautiful living room of over 30m². A cellar completes this accommodation.

An unattached garage for 2 to 3 cars, a terrace, and a garden complete this beautiful building. Individual meters, the roof is redone, sanitation connected to the sewer, manual and electric shutters, gas heating for one apartment, and electric for the other two.

Virtual tour available upon request. Les honoraires d'agence sont à la charge de l'acquéreur, soit 4,00% TTC du prix hors honoraires.

Logement à consommation énergétique excessive : classe G

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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Agent

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 844419

Property type Investment building

Year of construction 1900

Exposure West

SURFACES

Living space 270 m²

Land surface 500 m²

COMPOSITION

Number of rooms 13

DPE/GES

DPE 591

GES 51

APPENDIX

Parking couvert

Parking space 3

Garage 2

Videophone Non



CAPIFRANCE
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SAS au capital de 100.000 euros

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