



## Investment building

SAINT GAUDENS (31)

**490 000 €\***

\* Agency fees to be paid by the seller



540 m<sup>2</sup>



pièce(s)

## PROPERTY DESCRIPTION

!!! Capifrance exclusive!!! in a popular area of St Gaudens, close to schools, shops and the town center (800m), bourgeois building of 540 m2, comprising 7 apartments distributed between the ground floor, 1st and 2nd floor, i.e. 2T2 of 56 and 60 m2, 2T3 of 60 and 68 m2, 2T4 of 84 m2, 1T5 of 128 m2, PVC joinery, City gas heating, Individual meters for each of the Water-Electricity-Gas Apartments, Garden, Cemented interior courtyard, 7 private parking spaces, 5 Garages and Private parking in front of the building, Annual rent 43,700€uros, Rental yield 8.9%, Mains drainage, I.Land 8,800€uros, A64 motorway 5 minutes away, Toulouse & Pau 1 hour away, Tarbes, Lourdes, Muret 45 mins away!!! to visit without delay!!! Fees are the responsibility of the seller.

Le Diagnostic de Performance Énergétique(DPE) a été réalisé selon une méthode valable mais non fiable et non-opposable.

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!



**Jean-Michel  
PUISSEUR**

**SAINT-GAUDENS (31800)**

Agent

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TOULOUSE

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## LE BIEN EN IMAGES





## DETAILS

### GENERAL

Reference ..... 848122

Property type ..... Investment building

Year of construction ..... 1950

Exposure ..... TRAVERSANT

### SURFACES

Living space ..... 540 m<sup>2</sup>

Surface Carrez Law ..... 540 m<sup>2</sup>

Land surface ..... 1600 m<sup>2</sup>

### DPE/GES

DPE ..... 175

GES ..... 41

### APPENDIX

Parking ..... couvert

Parking space ..... 7

Garage ..... 5

Videophone ..... Non



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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