



Renovated apartment

MONTAUBAN (82)

170 000 €*

* Agency fees to be paid by the seller



70 m²



3 pièce(s)



2 chambre(s)

PROPERTY DESCRIPTION

Are you looking for a profitable rental investment in a prime location in Montauban? Or perhaps you're looking for your first property to help you settle in permanently? Then look no further! Introducing this T3 flat on Avenue Beausoleil, just a few metres from the university centre.

With its own garage and private garden, you'll enjoy a pleasant, functional living space.

This flat offers potential annual rental income of €8,880. The return is immediate, making it an ideal choice for savvy investors. What's more, the recent renovation ensures a modern, carefree experience for future owners and tenants alike.

The Beausoleil district is popular for its proximity to Montauban's university centre, making it an ideal location for students and lecturers. Local amenities, public transport and green spaces are close by, offering a convenient and enjoyable lifestyle.

Don't miss this unique opportunity to invest in a property offering immediate profitability and long-term growth potential, whatever your life plans.

Benefits:

- Avenue Beausoleil
- Just a few metres from the university centre
- On the ground floor
- No co-ownership charges
- Immediate return on investment
- Garage and private garden
- Recently renovated, no work required.

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.

Réseau Immobilier CAPIFRANCE - Votre agent commercial (RSAC N°883 790 586 - Greffe de MONTAUBAN) Alexandre LAPLANCHE Entrepreneur Individuel à Responsabilité Limitée 06 25 89 05 63 - Plus d'informations sur le site de CAPIFRANCE (réf.849499)



**Alexandre
LAPLANCHE**

MONTAUBAN (82000)

Agent

RSAC : 883 790 586 00019

Courts service city :
MONTAUBAN

(+33)6 25 89 05 63

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 849499

Property type Renovated apartment

Year of construction 1930

Floors count 1

Exposure S-W

SURFACES

Living space 70 m²

Living room surface 17 m²

COMPOSITION

Number of rooms 3

Number of bedrooms 2

Toilets count 1

Washrooms 1

DPE/GES

DPE 240

GES 7

APPENDIX

Parking extérieur

Parking space 2

Garage 1

Videophone Non

SERVICES

Heater électricité

Kitchen aménagée



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