



House

MONTADY (34)

380 000 €*

* Agency fees to be paid by the seller



383 m²



15 pièce(s)



9 chambre(s)

PROPERTY DESCRIPTION

Looking for an investment? This 1970s home offers four distinct units, each with rental income potential. On the ground floor, discover a T2 of 35 m² already rented until June 2024, as well as a spacious T3 of 83 m², free, offering numerous development possibilities. On the first floor, a large T4 apartment of 145 m², with its spacious terrace awaits you, ready to be transformed into a modern living space according to your needs. On the second floor, a T4 of 120 m², already rented, ensuring immediate income until December 2025. With a total living space of 383 m² on a generous plot of 1566 m², this property also offers a spacious outdoor space for parking of several vehicles. Although work is required, imagine the potential of this property once renovated! Contact me now to schedule a visit and explore all the investment opportunities it offers. Fees are the responsibility of the seller.

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 851392

Property type House

Year of construction 1970

Exposure South

View Vue sur Jardin

SURFACES

Living space 383 m²

Land surface 1566 m²

COMPOSITION

Number of rooms 15

Number of bedrooms 9

Number of bathrooms 4

Toilets count 4

Balcony 1

Terrace 1

DPE/GES

DPE 142

GES 32

APPENDIX

Parking extérieur

Parking space 6

Videophone Non

SERVICES

Air conditioning Yes

Heater électricité

Heater fuel

Kitchen coin cuisine