## 138 000 €

Buying idéal investisseur

8 rooms

Surface: 200 m²

Hot w ater: ⊟ectrique

Inner condition: to renovate

Couverture : tiles
Amenities :

Bedroom on ground floor, Double Glazing,

Calm

5 bedroom

2 terraces

2 showers

2 WC

1 garage

2 cellars



138 000 € feesincluded

6,15% VAT of fees paid by the buyer (130 000  $\in$  without fees), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr



## Idéal investisseur B02030 Le Bousquet-d'Orb

Set of two houses converted into two type 3 apartments with the possibility of creating four apartments. This property is composed on the ground floor of a type 3 apartment with terrace of approximately 60 m², it is very bright and does not require major work to be habitable. We then find a second type 3 apartment of approximately 55 m² which also does not require major work to be habitable. Then on the 3rd floor, we find two unfinished rooms with a roof terrace. This level could be attached to the apartment on the 2nd or be transformed into an apartment. Finally, for the basement, we see a large garage and a former commercial premises with a storeroom overlooking the street. This level could also house a potential apartment. Property with strong potential, ideal for an investor or large family.

Document non contractuel - 26/12/2024







Carte Professionnelle : CPI 3401 2019 000 042 561 Hérault- RCS : RCS 478 122 682 Code NAF : 6831Z - Caisse de Garantie : Sans détention de fonds - RC Allianz 60526341