

## 258 000 €

For sale immeuble

6 rooms

Surface: 110 m<sup>2</sup>

Year of construction: 1948

**Exposition**: Sud-est

External condition: Bon Etat

Features:

Etat extérieur: Bon, Fenêtre: PVC Double Vitrage, Type d'Assainissement: Tout à

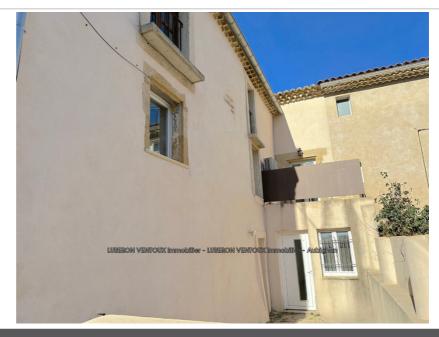
l'égout, Neuf / Ancien: Ancien

3 bedroom

1 terrace

3 showers

3 WC



## Immeuble 4703 Sérignan-du-Comtat

IDEAL INVESTORS!!! Renovated investment building consisting of three T2 type dwellings, guaranteeing good immediate profitability. Two of the apartments, with a comfortable surface area of 30m² each, are rented respectively at euros 480 and euros 460 per month, thus ensuring appreciable rental stability. The third apartment is a spacious duplex of approximately 55m², offering a modern layout and a sunny terrace, rented at euros 560 per month, or an annual rent of euros 18,000. Each apartment also has a closed cellar on the ground floor, providing additional storage space for tenants. This property represents an attractive investment opportunity in a sought-after setting, combining comfort and profitability. Don't miss this unique chance to add a sure value to your real estate portfolio.

## Legal information

258 000 € feesincluded

fees included no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr,

Energy class (dpe): D - Emission of greenhouse gases (ges): B Document non contractuel - 13/12/2025





