

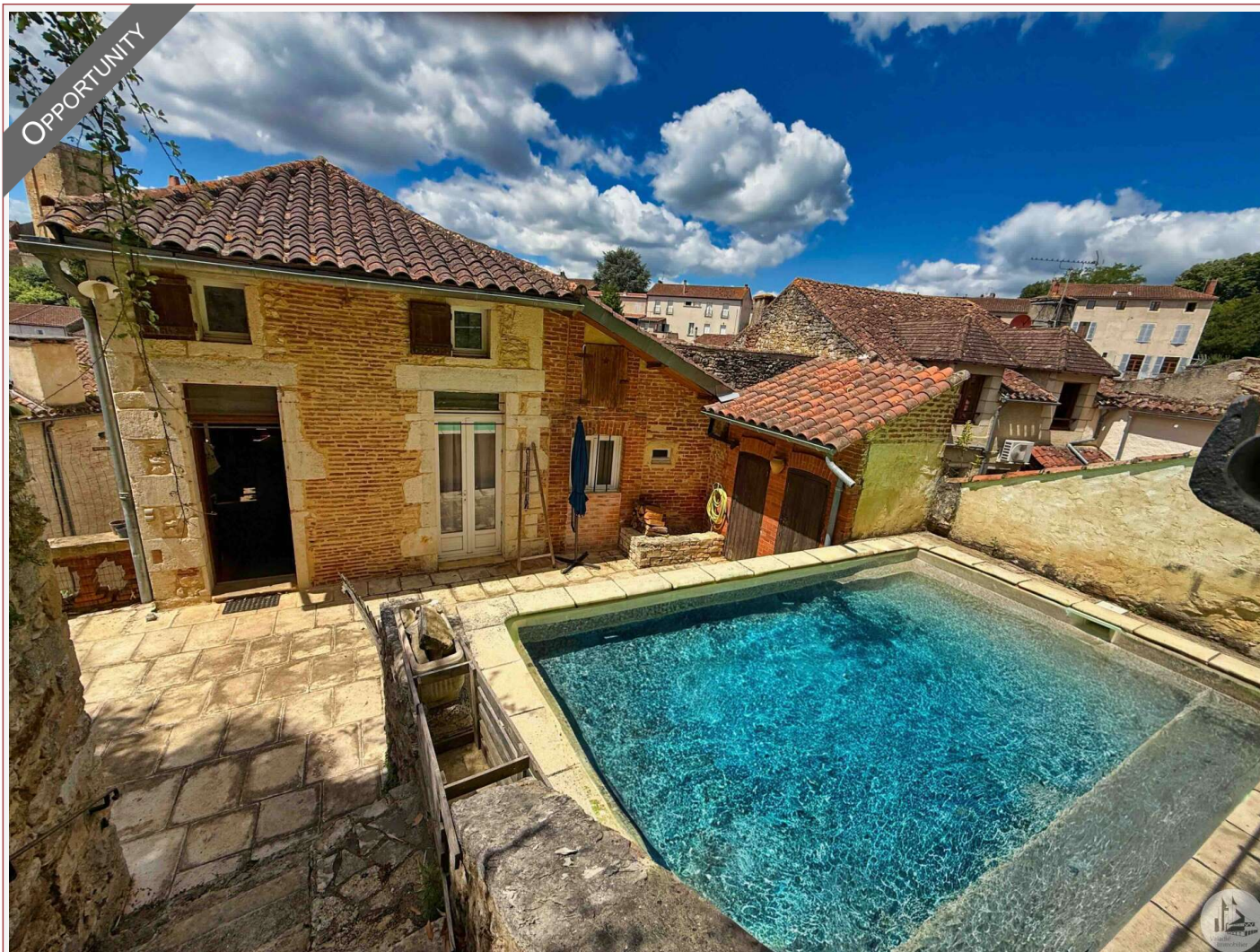


Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8096

• House - Puy-l'Évêque •



DETAILS

Land surface: 382 m²

Number of bedrooms: 10

Number of levels: 3

Type of heating: Bois électrique

Drainage/sewage: Everything in the sewer

Swimming pool: Yes

Ground floor living: No

Work needed: Second work

Fireplace: Yes closed hearth

Built: Not specified

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

Located in the heart of Puy L'Évêque, with access to public transport, this building is ideal for investors, comprising five apartments (3/6/9 leases) with rental income of €16,200/year on three apartments already rented.

335 m² living

382 m²

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Price fees included

312 700 €

Agency fees: 6 % VAT included*

Price without fees: 295 000 €

*The agency fees are entirely at the cost of the purchaser



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• Description ref n°8096 •

The first living space could easily become a separate primary residence, with the nearby apartments providing a peaceful environment while maintaining its independence.

The first 140m² apartment has a separate entrance where you can park your car in a garden shed. A few steps lead down to a terrace with a 5.32x3.50m chlorine pool, a pool house, and laundry room right next to it.

Then you enter a 68m² living room with an open kitchen and beautiful hardwood floors, heated by a wood-burning stove with turbines throughout the entire apartment, as well as storage cupboards. From there, you'll find a 7.13m² bathroom with a walk-in shower and electric towel dryer. Upstairs, a 9m² landing opens onto a 3.30m² hallway distributing three bedrooms of 10.26m², 7.75m², and 8m² with exposed beams. Separate toilet.

PVC double glazing

Wooden shutters

Another separate entrance leads to a common area of 11.23m² serving three apartments.

The second rented apartment, measuring 60m², is composed as follows: a staircase leads to an open-plan living room/kitchen of 27m², with a hallway leading to a bedroom of 10.60m² with a shower room of 2.80m².

Then, on the other side, are two bedrooms of 7.70m² and 7.50m².

Separate toilet.

PVC double glazing

Wooden shutters

Electric heating

Then another staircase leads to the third, currently unrented 88m² apartment. It consists of a 5.50m² hallway leading to an open-plan living room/kitchen/dining room of 36.50m² heated by an insert, then a 10.20m² bedroom with built-in wardrobes, and a bathroom with a future 35m² bedroom undergoing complete renovation with a brick vaulted ceiling that exudes character.

A balcony runs the entire length of this apartment.

PVC double glazing

A fourth, unrented 38m² apartment is in need of complete renovation. Accessed via the shared courtyard

