

556 000 €

**Buying immeuble**

14 rooms

Surface : 325 m<sup>2</sup>

Surface of the living : 45 m<sup>2</sup>

Year of construction : 1905

Exposition : Est ouest

View : Citadine

Hot water : Individuelle

Inner condition : to renovate

Standing : Bourgeois

Building condition : Bon

**Features :**

Mono-propriété, Centre-ville

8 bedroom

2 terraces

6 bathrooms

6 WC

3 cellars

**Energy class (dpe) :** E

**Emission of greenhouse gases (ges) :** D

Document non contractuel

29/04/2024 - Prix T.T.C



## Immeuble 204 Gap

Gap - City Center: REPORT BUILDING. La Loge Immobilier presents to you a rare investment product exclusively in downtown Gap, comprising 6 apartments. This single-ownership building with two levels on the ground floor consists of 5 2-room apartments of approximately 40 m<sup>2</sup> each, as well as a 4-room duplex apartment of approximately 125 m<sup>2</sup> on the ground floor. . The five 2-room apartments are currently rented. To date and in the current configuration, the amount of rental income for all 6 apartments amounts to €2,800 / month. By carrying out modernization work in all the apartments, you will be able to claim an increase in your rental income of 30%, or approximately €3,600/month. By purchasing this real estate complex, you are seizing the opportunity to be the sole owner of this building and therefore have total control of the work and expenses.

Fees and charges :

Well condominium

6 lots in the condominium 556 000 € fees included

