

207 000 €

**Buying maison**

**6 rooms**

**Surface : 147 m²**

**Surface of the living : 22 m²**

**Surface of the land : 507 m²**

**Year of construction : 1955**

**Exposition : Plein sud**

**View : Dégagée**

**Hot water : Gaz**

**Inner condition : to renovate**

**External condition : A rafraichir**

**Couverture : Tuiles**

**Features :**

3 appartements indépendants, Potentiel de rentabilité élevé, Jardin, Lumineux, Chambre de plain-pied, double glazing, Proche commodités, Clôturé

4 bedroom

1 terrace

2 bathrooms

2 WC

1 garage

2 parkings

2 cellars

**Legal information**

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Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



## Maison Espinasses

Espinasses: La Loge Immobilière offers you this detached house with a strong rental potential in its current configuration allowing three completely independent apartments. On one level, you will discover a 3-room apartment on the ground floor composed of a veranda, a spacious independent kitchen with pantry, a living room, two bedrooms, shower room, separate toilet and storage. On the first floor still accessible on one level from the back of the house, you will discover the second apartment with a beautiful open view composed of a living room, an independent kitchen, two large bedrooms, bathroom with toilet and storage. Finally on the top level, a convertible attic will allow you to create a third independent apartment. Important point, you will be able to communicate all the levels at your convenience from inside the house thanks to the existing hopper in order to create a duplex, or even a triplex! Renovation work is to be expected on the...

Energy class (dpe) : G - Emission of greenhouse gases (ges) : E  
Estimated annual energy between 6910 and 9430 € (reference year 2023)  
Document non contractuel - 03/05/2025

