

Price on request

For sale building

5 rooms

Surface : 125 m²

Surface of the living : 40 m²

View : Citadine

Hot water : Individuelle électrique

Inner condition : good

Building condition : good

Features :

2 maisons mitoyennes, 2 extérieurs
privatifs, Toitures en très bon état,
Electricité refaite, mains drainage, Double
vitrage bois

3 bedroom

2 terraces

2 showers

3 WC

Document non contractuel

31/08/2025 - Prix T.T.C



Building 4089TI Port-Sainte-Marie

Invest smart in Port-Sainte-Marie (47130)!! A set of two adjoining houses generating immediate and attractive returns!! Just steps away from a free public parking lot, this property is a rare opportunity for investors. 1/ The first house, already rented for €500 per month, offers comfort with a garage/workshop and laundry room on the ground floor, as well as a pleasant living area with equipped kitchen, one bedroom, and a bathroom + WC upstairs. Its terrace and small garden at the back, with no overlooking neighbors, already appeal to its occupants. The second house, currently vacant, gives you the choice to select your tenant or live in it yourself. On the ground floor, it has a large storage room, a laundry area, a bright living room with equipped kitchen, and a WC. Upstairs: two bedrooms with bathroom + WC. This is complemented by a terrace and a garden. Formerly rented for €620!! Main advantages: - Roofs in excellent condition - Wooden double glazing - Connected to mains sewage - No major renovations needed - Separate meters - Electrical system redone Average rental potential: €1,120/month, or €13,440/year once the second house is rented. Attractive profitability and strategic location close to shops and services. A safe and profitable investment, combining immediate



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