

**4**05 53 20 14 14

■ tonneins-immobilier@orange.fr

www.tonneins-immobilier.com

## Price on request

For sale building

8 rooms

Surface: 137 m²

**Hot w ater**: Individuelle gaz **Building condition**: good

## Features:

3 appartements, Garage, 3 Caves, Garage à vélo, Toiture neuve, Double vitrage, Façade refaite, downtown

5 bedroom

1 terrace

3 showers

3 WC

1 garage

1 cellar

Energy class (dpe): C

Emission of greenhouse gases (ges): D

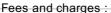






## **Building 4070TI Tonneins**

Located in the heart of Tonneins, this building represents a great rental investment opportunity. It consists of three apartments, all currently rented, for an annual rental income of €15,300. The building is in excellent general condition: the roof is new, the facade has been redone, and the windows are double-glazed. No major work is required. It is equipped with three gas meters, four electricity meters (including one for the common areas), and three water meters. On the ground floor, a one-bedroom apartment rented for €420/month includes a living room with open kitchen, a bedroom, a bathroom with WC, a hallway and a private patio. On the first floor, a 3-room apartment rented for €480/month includes a living room with open kitchen, two bedrooms, a shower room, a separate toilet, a terrace and a balcony. Finally, on the second floor, a 3-room apartment rented for €375/month includes a living room with open kitchen, two bedrooms, a bathroom with WC and a hallway. Each accommodation has a good energy rating (DPE: C). The building includes a 40m² garage, a bicycle storage room and three private cellars (17m², 9m² and 8m²). A rare property in the area, to be discovered quickly!!







Tonneins Immobilier - 8 Avenue Charles de Gaulle, 47400 Tonneins 05.53.20.14.14 - tonneins-immobilier@orange.fr - www.tonneins-immobilier.com Carte professionnelle n°CPI 4702 2018 000 027 676 - RCS RCS Agen (47) 752 616 169