

**372 000 €**

For sale apartment

Surface : 316 m<sup>2</sup>

Hot water : Individuelle électrique

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A



### Apartment 3699TI Grateloup-Saint-Gayrand

10 minutes from Tonneins, in a quiet village, come and discover this building completely renovated in 2017 comprising 4 apartments. The building includes 3 type 3 dwellings and a type 4 dwelling. All the dwellings include an equipped kitchen, they are heated by reversible air conditioning, all the joinery is PVC double glazing with electric shutters, new electricity, roof of the new building, sanitation by micro-station. Low property tax: 804€!! Housing 1: T3 single storey apartment which consists of a living room with fitted kitchen, two bedrooms, a shower room and a WC. current rent of 440.00€ HC, notice of departure of tenants in progress, re-letting at 520€ HC Housing 2: T3 flexible apartment in a private residence comprising on one level a living room with an equipped kitchen area and access to an outdoor terrace. A staircase leads to two bedrooms, a dressing room and a bathroom with a WC. Rent of 540€ HC Housing 3: One-room apartment on the ground floor composed of a large living room including an equipped kitchen, a corridor leading to 2 bedrooms, one of which has a cupboard, as well as a shower room and a WC. Rent of 520€ HC Housing 4: T4 apartment located on the 1st floor which includes a spacious and bright living room with an equipped kitchen

Document non contractuel

04/05/2024 - Prix T.T.C

