

499 000 €

For sale maison de village

15 rooms

Surface : 490 m<sup>2</sup>

Surface of the living : 98 m<sup>2</sup>

Year of construction : 1900

Exposition : Sud ouest

Hot water : Electrique

Inner condition : Bon

Features :

Double vitrage

8 bedroom

2 terraces

3 bathrooms

1 shower

4 WC

1 garage

2 parkings

1 cellar

#### Legal information

499 000 €

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 de village 8644SG Salernes

Ideal investment building in Salernes consisting of 2 commercial premises, 4 apartments and a large garage of around 150m<sup>2</sup> On the 1st floor an 88m<sup>2</sup> T4 with terrace including a kitchen open to the living room opening onto a terrace of approximately 12m<sup>2</sup>, two bedrooms, a bathroom, a toilet, an office and a large laundry room, an 85m<sup>2</sup> T3 with balcony including a entrance, kitchen, living room, two bedrooms, office, shower room/wc On the 2nd floor, a 71m<sup>2</sup> one-bedroom apartment with balcony including an entrance, a living room opening onto the balcony, an independent kitchen, two bedrooms, a bathroom and a toilet. and a 5-room apartment of 102m<sup>2</sup> with independent entrance on the ground floor via a 35m<sup>2</sup> terrace and 2 parking spaces including an entrance, a fitted kitchen open to the dining room, a living room with access to the terrace, three bedrooms, a dressing room, a bathroom and a toilet, income of the whole 46000 €/year

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
Document non contractuel - 06/10/2024



Société d'exploitation de l'Agence Ferran – 24 avenue de la Gare 83720 TRANS en PROVENCE

RCS DRAGUIGNAN B 321 131 609 APE 6832A - FNAIM N° 5252 Montant du Capital social : 239584,30 €

Carte professionnelle portant les mentions : « Transactions sur immeubles et fonds de commerces, Gestion immobilière, Syndicde copropriété » numéro CPI 8302 2015 000 002 156 délivrée par la CCI du Var.

Numéro ORIAS : 24002286. Caisse de garantie : GALLIAN, 89 rue de la Boétie 75008 Paris, Client n° 110105 E Contrat n° GF0000001059.

RCP : COVEA RISKS N° 120137405 Numéro d'identification à la TVA : FR54321131609

Acceptant le règlement des sommes dues par chèques libellés à son nom en sa qualité de membre d'un centre de gestion agréé par l'administration fiscale