



# Trilles Immobilier

147 000 €

For sale idéal investisseur

3 rooms

Surface : 107 m<sup>2</sup>

Inner condition : good

Features :

double glazing, calm

4 bedroom

2 show ers

2 WC

Energy class (dpe) : D

Emission of greenhouse gases (ges) : D



**Idéal investisseur 1299 Amélie-les-Bains-Palalda**

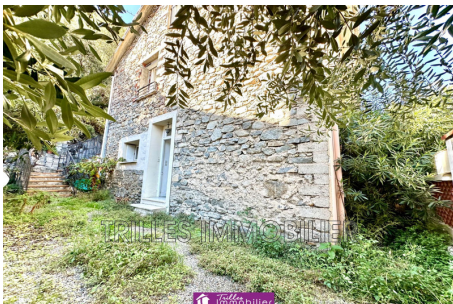
Building with 2 apartments Amélie-les-Bains-Palalda Ideal investor. Excellent profitability!!! Ideally located on the grounds of Amélie-les-Bains-Palalda, it consists of two T3s and a garden. - On the ground floor a T3 of 47 m<sup>2</sup> composed of a living room with recent and functional kitchen giving direct access to the garden (private part). The apartment has two bedrooms with magnificent cement tiles and a bathroom with WC. - On the first floor a T3 type duplex of 60 m<sup>2</sup> composed of an entrance with corridor which serves a recent and functional independent kitchen, a bedroom, a bathroom, an independent toilet and a beautiful, very bright living room with two balconies . Upstairs you will find a beautiful attic bedroom and a dressing room with a water point. All joinery is PVC double glazing. The apartments are equipped with solar electric shutters and Catalan shutters. The two apartments are free to occupy and were rented for €550/month each, or €13,200 per year. ENERGY CLASS: D & CLIMATE CLASS: D. Information on the risks to which this property is exposed is available on the Géorisks website

Fees and charges :

147 000 € fees included

Document non contractuel

28/04/2024 - Prix T.T.C



Trilles immobilier - 25 Avenue du Maréchal FOCH - 66250 Saint-Laurent-de-la-Salanque

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Carte professionnelle n°CPI 6601 2015 000 002 656 -

Code NAF 6831Z agences immobilières - SIRET 752 845 602 00032 - Garantie financière : GALIAN Agence détentrice de fonds - Montant de la garantie : 160 000 € - Document non contractuel - \*prix F.A.I.