

1 272 000 €

Contact agency

Deblock Immobilier

18 rue de l'Hôtel de Ville

59380 Bergues

03 28 23 51 24 / deblockimmobilier@gmail.com

For sale building

15 rooms

Hot water : Individuelle électrique

Inner condition : excellent

Standing : bourgeois

Building condition : GOOD

Features :

double glazing, CALM, residential

5 bedroom

1 terrace

5 bathrooms

5 WC

Document non contractuel

04/05/2025 - Prix T.T.C



## Building 2 Bergues

A rare opportunity to combine quality of life and profitability Ideally located in the center of Bergues, guest house combining old-world charm and quality renovation. It offers optimal comfort with its 5 bedrooms (each with private bathroom)\*. The house also has a 3-room apartment (possibility of gîte or main residence) as well as on the ground floor a space offering several possibilities such as a games area, or a reception room or even the creation of a 2nd apartment, ...) Beautiful exterior with terrace and garden. FAI price: €1,272,000 \*2024 turnover: €125,000 Fees and charges :

1 272 000 € agency fees 5,66% à the responsibility of the buyer included

