

## Price on request

### Contact agency

#### Tonneins Immobilier

8 Avenue Charles de Gaulle

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### For sale building

8 rooms

Surface : 137 m²

Hot water : Individuelle gaz

Building condition : GOOD

### Features :

3 apartments, GARAGE, 3 Caves, Bike garage, new roof, double glazing, 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

Document non contractuel



## 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!!

Fees and charges :

