

**Price on request**

**Contact agency**

Devier Immobilier SGM

45, Plan des cafés

34160 St Genies des Mourgues

04 67 86 28 70 / [agence@devier-immobilier.com](mailto:agence@devier-immobilier.com)

**For sale apartment**

**1 room**

**Surface : 22 m<sup>2</sup>**

**Year of construction : 1870**

**Exposition : Sud**

**View : Citadine**

**Hot water : Individuelle électrique**

**Inner condition : GOOD**

**Building condition : GOOD**

**Features :**

Chambre mezzanine, double glazing,

CALM

1 shower

1 WC

**Energy class (dpe) : E**

**Emission of greenhouse gases (ges) : B**



**Apartment 8259 Castries**

Studio with mezzanine just 5 minutes from Castries Located in the heart of the village of Saint Geniès des Mourgues, within a small co-ownership of 5 units built in 1870 and fully renovated in 1986, this charming 22 m<sup>2</sup> studio offers a pleasant and practical living space. On the ground floor, you'll find a bright living area with an open kitchen and bar, as well as a bathroom featuring exposed stone walls and a toilet. Upstairs, a 9.5 m<sup>2</sup> mezzanine provides a true independent sleeping area. The property is sold vacant and is suitable either as a main residence or as a rental investment. Potential rent: €540 / month excluding charges, representing a gross yield of 7.2%. Quarterly charges: €35 (volunteer management) No ongoing legal proceedings For more information or to arrange a viewing, contact Devier Immobilier at 04 67 86 28 70.

**Fees and charges :**

Annual current expenses 140 €

Well condominium

5 lots in the condominium

Document non contractuel

