

## 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

### For sale apartment

1 room

Surface : 22 m²

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 Saint-Geniès-des-Mourgues

Studio with Mezzanine in Saint-Geniès-des-Mourgues of 22m² Located in the heart of the village, within a small co-ownership of 5 units built in 1870 and fully renovated in 1986, this charming 22 m² studio offers a pleasant and practical living space. On the ground floor, you'll find a bright living area with an open kitchen and breakfast bar, as well as a bathroom featuring exposed stone walls and a toilet. Upstairs, a 9.5 m² mezzanine creates a true separate sleeping area. The property is being sold vacant and is suitable either as a primary 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 visit, contact Devier Real Estate at 04 67 86 28 70.

Fees and charges :

Annual current expenses 140 €

Well condominium

5 lots in the condominium

Document non contractuel

