

## 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

