

## 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 house

2 rooms

Surface : 44 m²

Surface of the living : 26 m²

Year of construction : 2010

Exposition : Sud

View : Jardin

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

### Features :

double glazing, POOL, electric gate,  
Absolute calm

1 bedroom

1 terrace

1 shower

1 WC

1 parking

Document non contractuel



## House 8106 Saint-Christol

FOR SALE - Investment - T2 Duplex Cottage in a Tourist Residence – Domaine de Bacchus Located within the Domaine de Bacchus, in a modern, secure, and well-maintained tourist residence, this charming 44.89 m² T2 duplex cottage is an excellent opportunity for furnished rental investment. On the ground floor, you'll find a bright living area with a fully equipped open kitchenette, along with a separate toilet. This space opens directly onto a pleasant 7.66 m² terrace, perfect for relaxing outdoors. Upstairs, there is a bedroom with a built-in closet and a practical shower room. An included private outdoor parking space of 12.5 m² adds extra convenience, highly appreciated by holidaymakers. The residence offers a high-end living environment, with numerous amenities available to residents: a swimming pool, hot tub, wellness area featuring a sauna, steam room, and fitness room, a kids' mini-club, playground, and pétanque court. It's an ideal setting to attract loyal and regular tourist clientele. This property is sold as a furnished rental investment in a tourist residence, with the option of delegated management for optimized returns and hassle-free daily management. For more information or to arrange a visit, contact DEVIER IMMOBILIER at 04 67 86 28 70!

Fees and charges :

Annual current expenses 2 370 €

Well condominium

