

266 000 €

Contact agency  
**OSEZ MON IMMOBILIER**

25 rue de Toulouse

11430 GRUISSAN

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**For sale ideal investor**

**13 rooms**

**Surface : 380 m²**

**Surface of the land : 552 m²**

**Year of construction : 1900**

**External condition : GOOD**

**Features :**

fireplace

10 bedroom

2 terraces

2 bathrooms

3 showers

7 WC

1 garage

1 cellar

**Energy class (dpe) : E**

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

Document non contractuel

03/05/2025 - Prix T.T.C



### Ideal investor 11227 Lézignan-Corbières

Beautiful family house with winegrower type character of 220 m2 plus two independent houses currently rented for rental profitability. On a total plot of 550 m2, this real estate complex by the quality of its stone construction, the charm of the old and the beautiful spaces to exploit. The main house with its tree-lined courtyard at the front protecting you from the street, its rear courtyard on the kitchen side for your summer meals will seduce you with its living room with fireplace, fireplace lounge, and a large cellar in the basement. 6 bedrooms on the 2 upper levels with 3 bathrooms. Double glazing. cement paving, fireplaces... A 36 m2 garage with a large courtyard at the front serving partly as a terrace for the 1st T3 apartment rented for 540 euros. The other T3 apartment overlooking the street is rented for 520 euros. Well located in Lézignan close to the town, shops....Ideal second home in the south with rental investment. To visit !!! Contact Guylaine Bertrand 06.03.11.71.94

Fees and charges :

266 000 € fees included

