

**Price on request**

**Contact agency**

**Bochu Immobilier**

7 Place de la Liberté

34170 Castelnau Le Lez

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**For sale ideal investor**

**5 rooms**

**Surface : 93 m²**

**Year of construction : 1900**

**Exposition : Sud ouest**

**View : Citadine**

**Hot water : Electrique**

**Couverture : tiling**

**Features :**

double glazing

2 bedroom

2 bathrooms

3 WC

**Energy class (dpe) : F**

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

Document non contractuel



### Ideal investor Castelnau-le-Lez

**EXCLUSIVE Bochu Real Estate INVESTMENT BUILDING - OLD CENTER OF CASTELNAU LE LEZ** In the heart of the old town of Castelnau le Lez, in an area where rental demand is constant, prime location for this 19th century single-ownership building, comprising: - On the ground floor: a 29 m<sup>2</sup> street-facing room, rented, strategic location for all types of professional and commercial activity (currently catering). - On the 1st floor: a 31 m<sup>2</sup> one-bedroom apartment, vacant, to be completely renovated. - On the 2nd floor: a 33 m<sup>2</sup> one-room apartment, rented, in very good condition and offering a clear view of the old town of Castelnau. Individual electricity meters. Annual income of €18,860. Investor opportunity, combining location, rental yield, land deficit and potential for growth. Bochu real estate Castelnau - 04 67 60 21 12

Fees and charges :

