

222 000 €

Contact agency

Euro Sun Immobilier

12 Place de la République

34440 Nissan Lez Enserune

06 21 13 37 25 / contact@eurosun-immo.com

For sale house

5 rooms

Surface : 207 m²

Surface of the land : 153 m²

Exposition : Ouest

View : Campagne

Hot water : Electrique

Inner condition : excellent

External condition : GOOD

Features :

Courtyard, double glazing, house

2 bedroom

1 terrace

1 shower

3 WC

3 parkings

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

07/05/2025 - Prix T.T.C



House 6427 Nissan-lez-Enserune

RARE OPPORTUNITY TO SEIZE! Real estate complex in excellent condition comprising a 135 m² commercial premises and a 2-bedroom apartment with a 72 m² terrace. Located near a rapidly expanding commercial/craft zone, halfway between BÉZIERS and NARBONNE. Entrances and accesses are independent, private parking available. Ground floor: 135 m² Ideal premises for a commercial, liberal, sporting activity, or any other activity requiring a showroom-type space, other development possibilities are also possible. Existing kitchen area, sanitary area with 2 toilets, one of which meets standards for people with reduced mobility. Numerous bay windows, reversible air conditioning. FLOOR: 2-bedroom apartment of 72 m² Access to the accommodation via a terrace of approximately 30 m² Large entrance hall, living room and separate kitchen with exit to terrace, 2 bedrooms with closet, shower room with WC. Double glazing, electric shutters, reversible air conditioning. Ideal for living and working on site or creating your own business while earning potential rental income. VISITS POSSIBLE 7 DAYS A WEEK CONTACT 06 21 13 37 25

Fees and charges :

222 000 € fees included

